

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**  
**PLANNING AND COMMUNITY DEVELOPMENT**

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July 21, 2025

RE: 2620 Cody Drive EMD Billboard Conversion

File: AL251

Parcel(s): 6503401031

This is to inform you that the above referenced request for approval of a Special Use application for conversion of an existing billboard to Electronic Message Display (EMD) located at 2620 Cody Drive, Colorado Springs, CO, was **approved** by the Planning and Community Development Director on July 21, 2025. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code, as amended.

This approval is subject to the following condition and notations:

**CONDITION OF APPROVAL**

Approval is limited to the conversion of an existing billboard to Electronic Message Display (EMD), as depicted on the site plan drawings.

**NOTATIONS**

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Miranda Benson at (719) 520-7940 or [MirandaBenson2@elpasoco.com](mailto:MirandaBenson2@elpasoco.com).

Sincerely,

Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

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