

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 14, 2020

RE: Harrison Beverly Amendment to Special Use

File: AL-20-11

Parcel ID No.:8200000126

This is to inform you that the above referenced request for approval of a special use application for a detached single-family residential structure in the A-5 (Agricultural) zoning district located within the Colorado Springs Fly Casting Club at Carroll Lakes was **approved** by the Planning and Community Development Director on June 22, 2020. This special use approval amends an existing special use for the Colorado Springs Fly Casting Club, which included approval for 50 cabins and 4 guest houses (File # AL-06-004) on two parcels. The applicant is proposing to construct one new cabin on the site and demolish one existing cabin as depicted on the site plan exhibit submitted with this request. 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 (2019).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the one new residential structure, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The special use request includes demolition of the existing cabin as depicted on the attached site plan exhibit. Demolition shall occur prior to authorization of the certificate of occupancy for the new cabin.

**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.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Lindsay Darden at (719) 520-6302.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-20-011