

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 18, 2021

Avatar Riverbend, LP  
6800 Jericho Trail #120 West  
Syosset, NY 11791

Catamount Engineering  
P.O. Box 221  
Woodland Park, CO 80866

RE: Riverbend Residential – Map Amendment (Rezone) – (P-18-009)

This is to inform you that the above-reference request for approval of map amendment (rezone) was heard and approved by the El Paso County Planning Commission on February 18, 2021, at which time a recommendation for approval of 51.99 acres from PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The applicant has requested approval of a concurrent application for a preliminary plan to allow for 209 residential lots, and public rights-of-way, and 16 tracts for open space, drainage, and utility purposes totaling approximately 16.30 acres. The parcels are located at the southwest corner of the Highway 85/87 and Southmoor Drive intersection and is within Section 14, Township 15 South, Range 66 West of the 6th P.M. The property is not within the boundaries of a small area plan. (Parcel Nos. 65141-00-034 and 65141-00-033)

This recommendation for approval is subject to the following:

**CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
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2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

## **NOTATIONS**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Nina Ruiz, Planning Manager

File No. P-18-009