

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

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 15, 2021

Feathergrass Investments, LLC  
4715 North Chestnut Street  
Colorado Springs, CO 80907

Thompson Thrift Development, Inc. d/ba Watermark  
111 Monument Circle  
Suite 1600  
Indianapolis, IN 46204

RE: Upland Flats by Watermark– Map Amendment (Rezone) – (P-20-004)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) was heard and approved by the El Paso County Planning Commission on April 15, 2021, at which time a recommendation for approval was made to rezone from CS (Commercial Service) to RM-30 (Residential Multi-Dwelling). The 15.39-acre property located at the northwest corner of the Marksheffel Road and Constitution Avenue intersection and is within Section 32, Township 13 South, Range 65 West of the 6th P.M. (Parcel No. 53324-04-001)

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.
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 RM-30 (Residential Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

2880 INTERNATIONAL CIRCLE, SUITE 110  
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## 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,



John Green, Planner II

File No. P-20-004