

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

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 9, 2019

Craig Real Estate LLC  
4835 Centennial Blvd  
Colorado Springs, CO 80919

**RE: 2275 2283 Waynoka Road; AL-18-026**  
**Parcel No.: 54062-04-036**

This is to inform you that the above referenced request for a special use approval for vehicle repair garages located at 2275 and 2283 Waynoka Road has been **approved** by the Planning and Community Development Director as of July 9, 2019. This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the vehicle repair garages, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Property owner must apply for and receive approval of a site development plan within 90 days of approval of this special use unless otherwise extended by the PCD Director upon a determination that the applicant is making a good faith effort to seek such approval.

**NOTATIONS**

1. Special use approval includes conditions of approval and the accompanying site plan 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.

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



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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Should you have any questions, please contact the planner at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive style with a large, looping "C" and "D".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-18-017