Steve Schleiker
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APPROVAL OF LOCATION (RECOMMEND APPROVAL)

Mr Bailey moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U262
APPROVAL OF LOCATION – CONVERSION OF WAREHOUSE/OFFICE TO FIRE TRAINING CENTER

WHEREAS, Hammers Contruction, Inc. on behalf of Cimarron Hills Fire Protection District did file an application with the El Paso County Planning and Community Development Department for an Approval of Location to allow the conversion of an existing warehouse and office building to a fire training center on property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Ehibit B, attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on November 5, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission;

2. That proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;

4. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners;

5. That the application conforms to the El Paso County Land Development Code;

6. That the application conforms to the adopted El Paso County Master Plan;

7. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon El Paso County or its residents; and

8. That for the above-stated and other reasons, the proposal is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission approved the application of Hammers Contruction, Inc. on behalf of Cimarron Hills Fire Protection District for an Approval of Location to allow the conversion of an existing warehouse and office building to a fire training center as described in Exhibit B, which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the following conditions and notations be placed upon this approval:

CONDITIONS

1. Approval of a Site Development Plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.

2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).

3. Road Impact Fees, as outlined in Resolution 25-337, are applicable to the development and must be paid at the time of acquiring building permits.

NOTATION

1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

Ms Emrick seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	(aye) / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / (absent)
Michael Brewer	aye / no / non-voting / recused / (absent)
Sarah Brittain Jack	(aye) / no / non-voting / recused / absent
Jim Byers	(aye) / no / non-voting / recused / absent
Suzanne Casagrande	(aye) / no / non-voting / recused / absent
Mae Emrick	(aye) / no / non-voting / recused / absent

Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 5th day of November 2026 at Colorado Springs, Colorado.

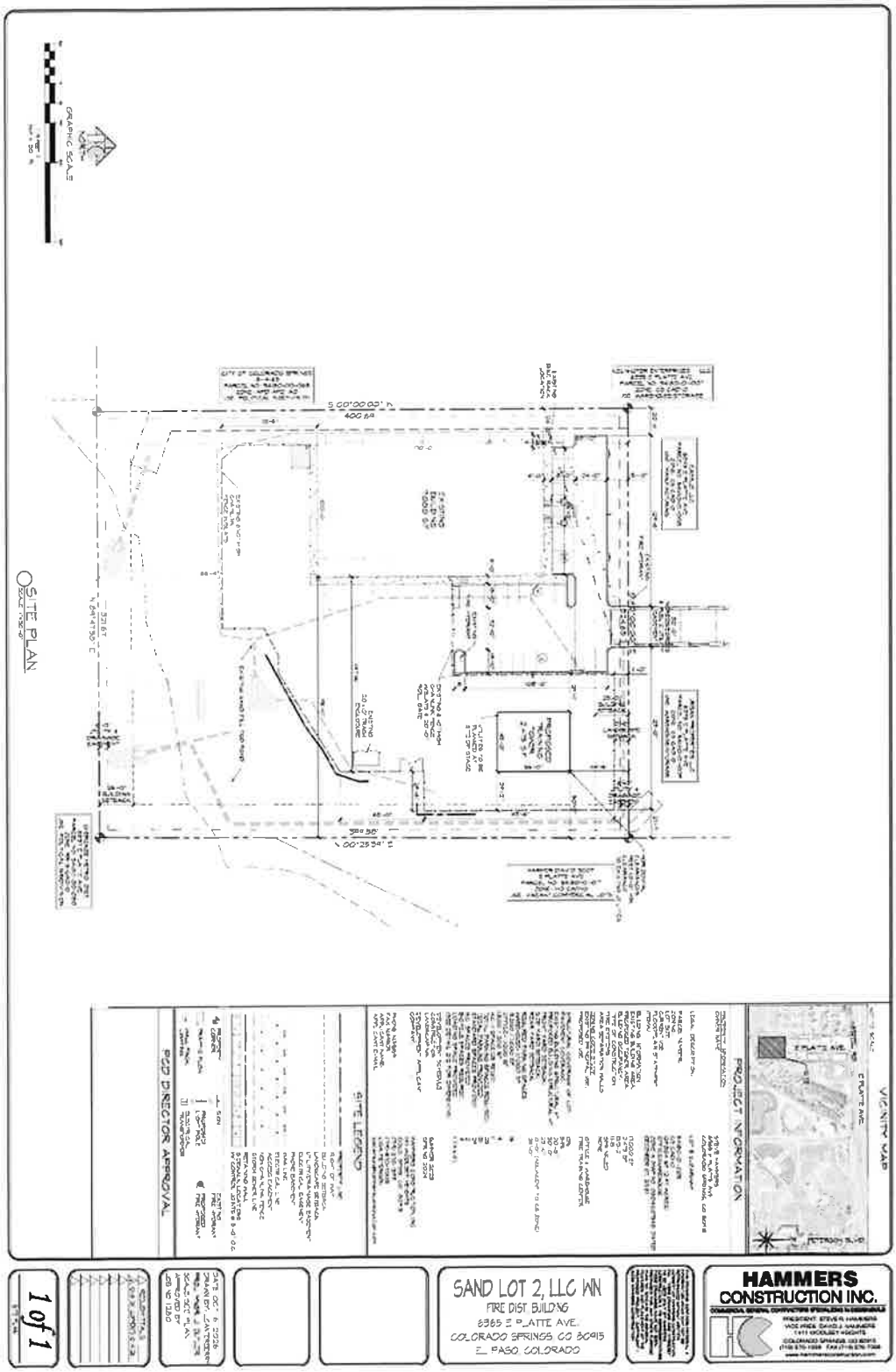
EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

Exhibit A

LOT 5 CLEARWAY SUBDIVISION

Exhibit B


SITE PLAN
SAND LOT 2, LLC WN
FIRE DIST BUILDING
8365 E PLATTE AVE.
COLORADO SPRINGS CO 80915
EL PASO COLORADO
HAMMERS
CONSTRUCTION INC.
1 of 1