

Rad Dickson

From: Rad Dickson
Sent: Thursday, January 16, 2020 8:56 AM
To: Randy Kidd (kiddstuff@hotmail.com)
Subject: Special Use Elevated to a Public Hearing
Attachments: Neighbor complaint number 1.pdf; Neighbor complaint number 2.pdf; Neighbor complaint number 3.pdf; Neighbor complaint number 4.pdf; Neighbor complaint number 5.pdf; Neighbor complaint number 6.pdf

Hello,

Please see attached for a letters of concern from an adjacent property owners. Section 5.3.2.H of the El Paso County Land Development Code gives the PCD Director the authority to elevate an item to a public hearing at his sole discretion. The Director has determined that the item will be elevated to a public hearing. The initial review is not yet over so we will postpone the hearing until there are no outstanding comments.

Ultimately you will attend two public hearings. The first hearing is before the Planning Commission who makes a recommendation to the Board of County Commissioners. The second hearing will be before the Board of County Commissioners who will make the final decision to approve or deny the request. At each one of these hearings you will need to make a presentation outlining how you believe you meet the review criteria for a Rural Home Occupation as well as a Special Use application. Staff will neither support or oppose your application so it is solely your responsibility to ensure you have addressed each and every criteria.

The adjacent property owners will be notified of each one of those hearing dates and the property will also be posted with a sign providing notice regarding those hearing dates. Anyone from the public will be provided an opportunity to provide written comment prior to the hearings or verbal comment at the public hearings.

Rad Dickson
Planner I
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6447 (Direct)