

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 4, 2021

RE: AL-21-010

File: CS Mayberry Light Manufacturing Facility Special Use
Parcel ID No.: 3414101001

This is to inform you that the above referenced request for approval of a special use application for a light manufacturing facility within the CS (Commercial Services) zoning district was **approved** by the Planning and Community Development Director on October 4, 2021. The property is located at the intersection of Highway 94 and Springs Road within the Mayberry Subdivision. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2019).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the light manufacturing of products for the construction of homes for the Mayberry subdivision, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Approval of a site development plan meeting the requirement of the El Paso County Land Development Code is required prior to initiating construction activities on the property.

NOTATIONS

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

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Ryan Howser at (719) 520-6049.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
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