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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 13, 2021

Udon Holdings, LLC  
5801 N Union Blvd Ste 100  
Colorado Springs CO, 80918

Thomas & Thomas  
Jim Houk  
702 North Tejon Street  
Colorado Springs, CO 80903

RE: 12265 Highway 94 – Map Amendment (Rezone) – (CS-20-002)

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 Board of Commissioners on April 13, 2021, at which time an approval of a map amendment (rezoning) from RR-5 (Residential Rural) to CS (Commercial Service) was made. The 40-acre property is located on the south side of Highway 94, approximately one-half (1/2) mile west of the Highway 94 and Franceville Coal Mine Road intersection and within Section 18, Township 14 South, Range 64 West of the 6th P.M. (Parcel No. 44000-00-237)

This 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 CS

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(Commercial Service) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

3. The applicant shall receive approval of a Colorado Department of Transportation (CDOT) access permit prior to scheduling a pre-construction meeting with the El Paso County Planning and Community Development Department Inspections Division.

## **NOTATION**

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.

This represents the Planning and Community Development Department's understanding of the action taken by 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. CS-20-002