

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 20, 2018

Gary and Brenda Brinkman  
4507 Silver Nell Drive  
Colorado Springs, CO. 80908

Jerome Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, CO. 80132

RE: Settler's View Map Amendment (Rezone) - (P-17-004)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and approved by the El Paso County Planning Commission of March 20, 2018, at which time a recommendation for approval was made to approve map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 40.61 acre parcel is located north of Hodgen Road, south of Silver Nell Drive, East of the Walden Development and west of Stepler Road and is within Section 23, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M. The parcel is included within the boundaries of the Black Forest Preservation Plan (1987) area.  
(Parcel No. 61000-00-463)

This is recommendation for approval is subject to the following:

## CONDITIONS

1. The property owners 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 RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

*COPY  
mailed  
3/21/18*

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



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

3. Development of the property shall be in accordance with the accompanying preliminary plan. Minor changes to the preliminary plan and subsequent final plat, including a reduction in residential density, movement in lot lines, easements or right of way shall not require a rezone. Lot sizes shall not decrease.

**NOTATIONS**

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.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

The Planning Commission is advisory to 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,



Karl Parsons, Project Manager/Planner II

File No. P-17-004