

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 15, 2020

RE: The Dude Ranch, LLC

File: AL-19-006

Parcel ID No.:4132004027

This is to inform you that the above referenced request for approval of a special use application for a commercial stable within the RR-5 (Residential Rural) zoning district located at 14650 Eastonville Road was **approved** by the Planning and Community Development Director on June 14, 2020. 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 commercial stable, as discussed and depicted in the applicant's letter of intent and site plan drawing.
2. No more than 20 horses shall be boarded at any given time as described in the applicant's letter of intent.

**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.

4. Approval is contingent upon the applicant purchasing water and having it delivered to the site to support the commercial stable use. The current well permit (203220) does not allow for commercial use. The Upper Black Squirrel Ground Water Management District has requested that the existing residential well be metered to confirm it is not being used to support the commercial stable and may require receipts for the water that is purchased to verify the applicant is not in violation of their residential well permit.

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 Lindsay Darden at (719) 520-6302.

Sincerely,

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

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-19-016