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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 22, 2021

Monica Phelan
The Shire at Old Ranch
10755 Howells Road
Colorado Springs, CO 80908

The Shire at Old Ranch
Kyle Katsos

RE: The Shire at Old Ranch – Variance of Use - (VA-20-002)

This is to inform you that the above-reference request for approval of a variance of use for The Shire at Old Ranch was heard by El Paso County Board of County Commissioners on June 22, 2021, at which time an approval was made for a variance to allow an agriculturally related commercial business. (Parcel Nos. 62230-00-058, 62230-00-059, 62230-00-060, 62230-00-061)

This approval is subject to the following:

CONDITIONS

1. Approval is limited to the agriculturally-related commercial business known as the Shire at Old Ranch as proposed and discussed in the applicant's letter of intent. Any subsequent addition or modification to the use beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to approval of a new variance of use request.
2. A site development plan shall be applied for and approved to initiate the existing use on the site within six (6) months of the date of variance of use approval by the Board of County Commissioners. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

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3. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in upgrading/construction of the surrounding roads and intersections impacted by the anticipated traffic from this development, as identified in both the approved deviation request (PCD File No. DEV-19-001) and the recommendations and conclusions section of the associated The Shire at Old Ranch traffic impact study dated September 11, 2020. A development agreement to construct these necessary off-site public improvements with the first phase of development shall be completed with the site development plan.

NOTATIONS

1. The variance of 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 variance of use conditions are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the use shall be deemed abandoned and of no further force and effect.

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. VA-20-002