

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 15, 2018

Cherokee Metropolitan District
6250 Palmer Park BLVD
Colorado Springs, CO 80915

Forsgren Associates, INC
ATTN: Conner Burba
56 Inverness Drive East Suite 112
Englewood, CO 80112

*COPY
- mailed
5/16/18*

RE: Cherokee Metro District Additional Office on Frank Road
Approval of Location - U-17-004

This is to inform you that the above-referenced request for approval of location for Cherokee Metropolitan District to allow for the permanent use of an existing office trailer was heard by El Paso County Planning Commission on May 15, 2018, at which time approval was made. The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2016 The 4.92 acre parcel, known as Lot 14 of the Walter Estates Subdivision, is zoned RR-5 (Residential Rural) and is located north of Shoup Road and west of Vollmer Road at the southwest corner of the Swan Road and Frank Road intersection. (Parcel No. 52090-01-006)

This approval is subject to the following:

CONDITIONS OF APPROVAL

1. No substantial expansion, enlargement, or modification of the approval of location, as depicted on the approval of location site plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall seek approval from the Planning and Community Development Department of a site development plan within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.

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



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

3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
4. The hours of operation during the construction and long term operation of the office space shall be limited to seasonal day time hours. During emergency situations, including risks to public health and safety, work may proceed followed by notification to the PCD Director within 24 hours following initiation of such emergency conditions.
5. Any signage must be approved by the El Paso County Planning and Community Development Department in accordance with Chapter 6 of the El Paso County Land Development Code pursuant to submittal of an application for a separate sign permit.
6. Site Lighting, including temporary lighting, will be limited to that shown on the site development plans. Detailed specifications shall be provided. All light fixtures shall be directional and positioned so that the light sources are concealed and fully shielded from adjacent properties and roads.
7. Operations shall comply with the County Noise Ordinance. If complaints occur, the County may require that the developer to conduct additional testing to determine noise levels associated with operation or vehicle traffic noise levels. The County may requires changes to haul route and/or hours of operation, or noise controls may need to be installed to achieve acceptable levels as defined in the County Noise Ordinance.
8. The applicant shall consult with Colorado Parks and Wildlife regarding need for wildlife surveys and provide copies of any required surveys and mitigation plans to the Planning and Community Development Department.
9. The applicant shall provide copies of State and County air quality permits prior to approval of each site development plan application.
10. The applicant shall comply with all applicable local, State, and federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous materials on and off site.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

The Planning Commission is advisory to the Board of County Commissioners. However, with location approvals, the Planning Commission is the final decision.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300

Sincerely,

A handwritten signature in blue ink, appearing to read "Gabe Sevigny". The signature is fluid and cursive, with the first name "Gabe" and last name "Sevigny" clearly distinguishable.

Gabe Sevigny, Project Manager/Planner I

File: U-17-004