

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 12, 2017

David P Hellbusch
4215 Bobby Kay Place
Colorado Springs, CO 80908

Jerry Hannigan
19360 Spring Valley Road
Monument, CO 80132

RE: Helbusch Rezone – CS-17-001

This is to inform you that the above-referenced request for approval of a map amendment (rezone) was heard approved by the El Paso County Board of County Commissioners on October 10, 2017. The request was for a map amendment (rezoning) the RR-5 (Residential Rural) zoning district to the CS (Commercial Services) zoning district to legalize an existing automobile and boat storage yard. The 3.75 acre property is zoned RR-5 (Residential Rural) and is located northwest of the intersection of Monument Lake Road and Mitchell Avenue, Section 15, Township 11 South, Range 67 west of the 6th Principal Meridian, El Paso County, Colorado. This property is located within the boundaries of the Tri-Lakes Comprehensive Plan (2000). (Parcel No. 71151-00-008).

The approval is subject to the following:

CONDITIONS

1. The applicant shall apply for and receive approval of site development plan demonstrating compliance with all development standards, to include landscaping within 120 days of this action.
2. 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.

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3. 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 (Commercial Services) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
4. This map amendment (rezoning) action is subject to compliance with the County Road Impact Fee Program, however the initial intended uses of a small engine repair and automobile and boat storage yard do not collectively meet the 100 additional daily trip threshold for payment of Road Impact fees. Additional development of the site pursuant to the CS (Commercial Services) zoning, including but not limited to changes in use or expansion of the existing uses, may trigger application of the Road Impact fee. The fee imposed is on the cumulative trips generated by uses not accounted for under the previous RR-5 (Residential Rural) zoning.

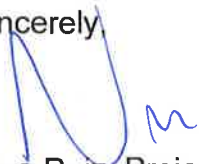
NOTATIONS

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.

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,



Nina Ruiz, Project Manager/Planner II

File No. CS-17-001