EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 18, 2021

Bridle Dale, LLC
4356 Montebello Dr
Colorado Springs, CO, 80936

Kimley-Horn & Associates
2 N Nevada Ave, Suite 300
Colorado Springs, CO, 80903

RE: Space Village Apartments – Variance of Use – (VA-20-001)

This is to inform you that the above-reference request for approval of variance of use was heard and approved by the El Paso County Planning Commission on February 18, 2021, at which time a recommendation for approval was made to legalize an existing multi-family residential development. The 0.63-acre property is zoned CC (Commercial Community), is subject to the CAD-O (Commercial Airport Overlay) district, and is located on the south side of Space Village Avenue, approximately 785 feet east of the intersection of Space Village Avenue and Peterson Boulevard and is within Section 17, Township 14 South, Range 65 West of the 6th P.M. The property is not located within the boundaries of a small area plan.

(Parcel No. 54170-00-019)

This recommendation for approval is subject to the following:

CONDITIONS

1. Approval is limited to the use of a multifamily structure consisting of not more than twenty-two (22) residential units, as discussed and depicted in the applicant's letter of intent and site plan drawings. 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 final plat shall be required to legalize the parcel prior to approval of a site development plan, establishment of a new use, or continuation of any existing use. Approval of an application for final plat shall occur within 6 months 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.

3. A site development plan shall be applied for and approved to legalize 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.

NOTATIONS

1. 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/standards 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 Variance of Use shall be deemed abandoned and of no further force and effect.

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,

Ryan Howser, Planner II

File No. VA-20-001