

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 2, 2021

RE: Chapman Commercial Stables

File: AL-18-012

Parcel ID No.: 61160-00-001

This is to inform you that the above referenced request for approval of a special use application for a commercial stable located at 18065 Saddlewood Road was **approved** by the Planning and Community Development Director on June 2, 2021. 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 (2018).

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 accompanying letter of intent and site plan drawings.
2. Approval of a site plan by the Planning and Community Development Department is required prior to initiating the commercial stable pursuant to Table 5-1 of the El Paso County Land Development Code.

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.

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 Nina Ruiz at (719) 520-6313.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-18-012

CHERRY SPRINGS RANCH INC
18911 CHERRY SPRINGS RANCH DR
MONUMENT CO 80132-8378

DILLOW ROBERT A
18515 PEACEFUL PINES RD
MONUMENT CO 80132-8368

AICHELE MAIA
18512 CHERRY SPRINGS RANCH DR
MONUMENT CO 80132-8393

WYATT TODD A
8547 E ARAPAHOE RD STE J141
ENGLEWOOD CO 80112-1436

COLORADO PUMPKIN PATCH LLC
18065 SADDLEWOOD RD
MONUMENT CO 80132-8324

SIMMONS CAROLYN K
18470 APPALOOSA RD
MONUMENT CO 80132-8319

DAVIS CHRISTOPHER LAWRENCE
18410 APPALOOSA RD
MONUMENT CO 80132-8319

LASH JOSEPH A
18340 APPALOOSA RD
MONUMENT CO 80132-8319

SCHULTE JANET L
18270 APPALOOSA RD
MONUMENT CO 80132-8321

ORTIZ TONY
18230 APPALOOSA RD
MONUMENT CO 80132-8321

WILBOURN MICHAEL R
18180 APPALOOSA RD
MONUMENT CO 80132-8321

GOMOLCHAK LEE A
18035 SADDLEWOOD RD
MONUMENT CO 80132-8324

TROYER MELVIN D
2155 E HIGHWAY 105
MONUMENT CO 80132-8340

VAN PELT JACOB
2110 CHARROS LOOP
MONUMENT CO 80132-8306

BAXTER THOMAS D
2115 CHARROS LOOP
MONUMENT CO 80132-8306

NELSON BRIAN C
2085 CHARROS LOOP
MONUMENT CO 80132-8306

CLARK STEPHEN P
18175 CANTERBURY DR
MONUMENT CO 80132-8338

TOWN CORY A
18095 CANTERBURY DR
MONUMENT CO 80132-8309

DUNFIELD JUDITH
18045 CANTERBURY DR
MONUMENT CO 80132-8309

18040 SADDLEWOOD LLC
511 N TEJON ST #200
COLORADO SPRINGS CO 80903

HEEKS JAYSON ROBERT
17970 SADDLEWOOD RD
MONUMENT CO 80132-8325