

# EL PASO COUNTY



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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 18, 2022

RE: 1670 Paonia Truck RV Repair Special Use

Chuck Broerman  
01/20/2022 12:19:02 PM  
Doc \$0.00 2  
Rec \$18.00 Pages

El Paso County, CO



222009322

File: AL-21-007

Parcel ID No.:54063-04-014

This is to inform you that the above referenced request for a special use to allow Truck and Recreational Vehicle Repair Garage, Office, and Warehouse was **approved** by the Planning and Community Development Director on January 18, 2022. The 2.58-acre lot is zoned I-2 (Limited Industrial). It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the criteria for approval of a special use included in Section 5.3.2 of the El Paso County Land Development Code (2021).

This approval is subject to the following conditions and notations:

## CONDITIONS OF APPROVAL

1. Approval is limited to the Truck and Recreational Vehicle Repair Garage, Office, and Warehouse as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Approval of a site development plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the proposed structure as depicted in the site plan exhibit.

## 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.

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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 Mercedes Rivas at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-21-007