

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 4, 2018

Rocky Top Resources, Inc.
Frederick D Martin
1755 E Las Vegas Street
Colorado Springs, CO 80903

*Copy
mailed
9/4/18*

Land Development Consultants, Inc.
David H. Hostetler
3898 Maizeland Road
Colorado Springs, CO 80909

RE: Rocky Top Rezone (I-18-001)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard by El Paso County Planning Commission on September 4, 2018, at which time a recommendation for approval was made for a Map Amendment (Rezone) for Rocky Top and to authorize the rezone from the RR-0.5 (Residential Rural) zoning district to the I-3 (Heavy Industrial) zoning district. The three (3) parcels, totaling 45.42 acres, are located southeast of the Interstate 25 and Highway 24 interchange and are within Sections 28 and 29 in Township 14 South, Range 66 West of the 6th P.M. The parcels are not included within a comprehensive planning area. (Parcel Nos. 64291-01-029, 64291-01-030, and 64291-01-031)

This is recommendation for approval is subject to the following:

CONDITIONS

1. The property owners 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.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the I-3 (Heavy

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Industrial) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

3. The applicant shall apply for and receive approval of a site development plan, within 120 days of the date of approval. The due date may be administratively extended by the Planning and Community Development Department Director if the Director determines that the applicant is making a good faith effort to obtain site development plan approval.

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.

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,



Gabe Sevigny, Project Manager/Planner II

File No. I-18-001