

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

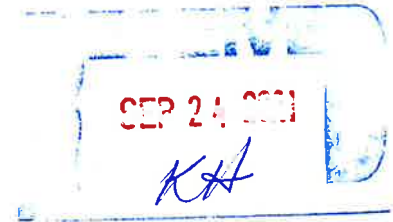
LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 30, 2021

RE: Les Schwab - 7105 Meridian Road Special Use

File: AL-21-005
Parcel ID No.:53121-14-001



This is to inform you that the above referenced request for a special use to allow a Commercial Vehicle Repair Garage was **approved** by the Planning and Community Development Director on August 30, 2021. The 2.48-acre lot is zoned CR (Commercial Regional). 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 Commercial Vehicle Repair Garage 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.
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.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM



Community Development Department
International Circle, Suite 110
Colorado Springs, CO 80910

DENVER CO 802

31 AUG 2021 PM 3:11

FIRST-CLASS



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0001332609 AUG 30 2021
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PHANTOM II PARTNERS LLC
7220 N MERIDIAN RD
COLORADO SPRINGS CO 80901

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NO SUCH STREET
UNABLE TO FORWARD

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BC: 80910610799 *2278-03730-31-44



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