

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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2880 International Circle, Suite 110
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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

August 26, 2024

RE: Rolling Thunder WD Building - Special Use

File: AL245

Parcel(s): 5311101012

This is to inform you that the above referenced request for approval of a Special Use application for a Medical Clinic located at 10707 Maltese Point was **approved** by the Planning and Community Development Director on August 26, 2024. 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 (as amended).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the Medical Clinic, 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 initiating the proposed modifications and site improvement as depicted in the sit plan exhibit and described in the letter of intent.

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.

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Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6300.

Sincerely,

<p>Approved For the PCD Director By: <i>Justin Kilgore</i>, PCD Planning Manager Date: 08/26/2024 El Paso County Planning & Community Development</p> 
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