

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

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Board of County Commissioners

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Carrie Geitner, District 2
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May 9, 2024

RE: 6902 Juniper Dr – Special Use Agricultural Exemption

File: AL242

Parcel(s): 5217004001

This is to inform you that the above referenced request for approval of a Special Use application for a Personal Riding Arena located at 6902 Juniper Dr. was **approved** by the Planning and Community Development Director on May 9, 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:

CONDITION OF APPROVAL

1. Approval is limited to the Personal Riding Arena, as discussed and depicted in the applicant's letter of intent and site plan drawings.

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.

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) 520-6442.

Sincerely,

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

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