



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

DENVER CO 80910  
31 AUG 2021 PM 2:41

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
\$ 000.53<sup>0</sup>  
02 7H  
0001332609 AUG 31 2021  
MAILED FROM ZIP CODE 80910

COURTYARD AT WOODMEN HILLS  
11605 MERIDIAN MARKET VW STE 124  
PEYTON CO 80831-8238

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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: Discount Tire - Falcon Marketplace Special Use

File: AL-21-004

Parcel ID No.:53014-02-002

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 1.17-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.

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COLORADO SPRINGS, CO 80910-3127  
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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 written in a cursive, flowing style with a large initial "C" and a long, sweeping tail.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-21-004