

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 10, 2019

Gleneagle Square, LLC  
ATTN: Nate Vaccari  
31 Martin Lane  
Englewood, CO 80113

Bucher Design Studio, Inc.  
12325 Oracle Blvd, Suite 111  
Colorado Springs, CO 80921

RE: ERAC Gleneagle – Variance of Use - (VA-19-007)

This is to inform you that the above-reference request for approval of a variance of use for ERAC Gleneagle was heard by El Paso County Board of County Commissioners on December 10, 2019, at which time an approval was made for a variance of use to allow an automobile and trailer sales area, as defined by the Land Development Code (2019), but more specifically an establishment for renting vehicles. (Parcel No. 62063-04-026)

This approval is subject to the following:

**CONDITIONS**

1. Any subsequent addition or modification to the requested use beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial change, then such addition or modification shall be subject to review and approval by the Board of County Commissioners.
2. Within 60 days from the date of approval, the applicant shall submit a site plan for review and approval by the Planning and Community Development

Department. The site plan shall provide a detailed depiction of existing and proposed structures associated with the approved variance of use permit.

3. The variance of use is limited to a maximum of 10 rental vehicles on site at any given time.

### **NOTATIONS**

1. Variance of use approval includes conditions of approval and the accompanying site plan and letter of intent. No 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 Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by 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, Planner II  
File No. VA-19-007