

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 12, 2017

Karen Magistrelli
9125 Canyon Road
Woodland Park, CO 80863

File: AL-17-018
Parcel No.: 82323-02-003

This is to inform you that the above referenced request for a special use approval for a Recreation Camp located at 8747, 8737, and 8727 Woodrow Avenue has been **approved** by the Planning and Community Development Director as of October 12, 2017. This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the recreation camp, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. A site development plan shall be applied for and approved prior to construction of the cabins and prior to implementation of the use.
3. Prior to the site development plan approval, septic permits for all three cabins shall be issued by the El Paso County Public Health Department.
4. A new well shall be constructed meeting the requirements of Colorado Division of Water Resources Office of the State Engineer and as outlined in well permit number 301033.

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.

Should you have any questions, please contact the planner at (719) 520-6313.

Sincerely,

Mike Hrebenar on Behalf of the Executive Director
El Paso County Planning and Community Development Department

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



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