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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

El Paso County, CO
220200982

ADMINISTRATIVELY APPROVED PERMIT ISSUED TO FALCON MEADOW RECREATIONAL VEHICLE CAMPGROUND (AASI-19-004) TO CONDUCT DESIGNATED ACTIVITIES OF STATE INTEREST OR TO ENGAGE IN DEVELOPMENT IN A DESIGNATED AREA OF STATE INTEREST IN EL PASO COUNTY, COLORADO

Pursuant to Guidelines and Regulations for Areas and Activities of State Interest of El Paso County (the "Regulations") heretofore adopted by the Board of County Commissioners, the Executive Director of the Planning and Community Development Department (the "Director"), acting pursuant to Section 2.202 and Section 4.201 of the Regulations, and on behalf of the Board of County Commissioners, has received an application from **Falcon Meadow Recreational Vehicle Campground** (hereinafter "Applicant") for an Administratively Approved Permit to conduct the following matter(s) of state interest:

> **Site Section and Construction of Major New Domestic Water and Sewage Treatment Systems and Major Extension of Existing Domestic Water and Sewage Treatment Systems**

and has approved that application.

This Administratively Approved Permit authorizes the Applicant to conduct the following activities/development:

> Construction of the Falcon Meadow Recreational Vehicle Campground wastewater lift station.

On the tract of land described in Exhibit A (attached).

The construction of which is to be completed within the following period: five (5) years expiring August 19, 2024.

In accordance with the plans and/or specifications approved by the Director on August 19, 2019, as well as the guidelines for administration adopted by the County for:

> **Site Section and Construction of Major New Domestic Water and Sewage Treatment Systems and Major Extension of Existing Domestic Water and Sewage Treatment Systems**

On the condition that the Applicant proceeds in conformity with all applicable federal and state statutes, regulations and permits as well as all applicable local land use controls including, but not limited to, applicable comprehensive or master plans, subdivision regulations, zoning and building codes.

And on the following additional conditions:

1. The property is zoned RR-5 (Residential Rural), which does not allow for a recreational vehicle park as a permitted use. The use was initiated prior to this portion of the County being zoned. The recreational vehicle park is considered legal-nonconforming. Section 5.6.4.B states, "A nonconforming use of land shall not be extended or enlarged; provided, however, an extension or enlargement may be approved as a Variance of Use. Where the use is a special use in the zoning district, a special use permit shall be obtained for an extension or enlargement of the use." An increase in the number of available spaces within the Recreational Vehicle Park constitutes an expansion requiring variance of use approval. Approval of the lift station does not authorize the expansion of the recreational vehicle park.

2. Prior to excavation or construction, approval of a site development plan by the El Paso County Planning and Community Development Department for the wastewater lift station, is required. A site development plan is required for any buildings housing the wastewater lift station. The site development plan application shall meet the requirements of Chapter 6 of the El Paso County Land Development Code (2019) as determined by the Planning and Community Development Director.

3. The activity shall be conducted in accordance with the regulations of El Paso County and the accompanying documents/reports in the Planning and Community Development Department's files for the matter of state interest permit application (AASI-19-004).

4. No expansion and/or enlargement of the wastewater lift station shall be allowed without prior review by the Planning and Community Development Department, which may result in the requirement for additional permitting.

5. The hours of operation during construction of the facility shall be limited to seasonal daytime hours, except in non-typical circumstances. Non-typical circumstances may include extended time needed to expeditiously restore traffic flow and/or public access, extended time needed to ensure public health and safety, or extended time needed to maintain utility service.

6. Site lighting, including temporary lighting, will be limited to that shown on the site development plan(s). Detailed specifications shall be provided, including but not limited to manufacturer cut sheets and photometric plan(s). All light fixtures shall be directional and positioned so that the light sources are concealed and fully shielded from adjacent properties and roads.

7. Operations shall comply with the County Noise Ordinance. If complaints occur, the County may require that the Applicant conduct additional testing to determine noise levels associated with construction or vehicle traffic noise levels. The County may require changes to the hours of operation, or noise controls may need to be installed to achieve acceptable levels as defined in the County Noise Ordinance.

8. The applicant shall comply with all applicable local, State, and federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous materials on and off site.

9. The applicant shall comply with federal and state laws, regulations, ordinances, review and permit requirements of applicable agencies including, but not limited to: Colorado Division of Wildlife, Colorado Department of Transportation, Colorado Department of Public Health and Environment, State Engineer's Office, United States Army Corps of Engineers (USACOE), Environmental Protection Agency, FEMA, and the United States Fish and Wildlife Service regarding the Endangered Species Act.

10. Construction Permits, Work in the Right-of-Way Permits, and Special Transport Permits shall be obtained where necessary for construction in or through County rights-of-way.

11. Access Permits shall be obtained for all temporary and permanent accesses to the project from County roads.

In the event that the Applicant fails to take substantial steps to initiate the above development or activity within twelve (12) months from the date of this permit or, if such steps are taken, in the event the Applicant fails to complete the development or activity with reasonable diligence, this Administratively Approved Permit may be revoked by the Director.

Date: August 19, 2019

EL PASO COUNTY PERMIT AUTHORITY, ACTING AS THE EXECUTIVE DIRECTOR OF THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

By: Craig Dossey, Executive Director