

APPROVAL OF LOCATION (APPROVED)

Commissioner Lucia-Treese moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U-17-003

WHEREAS, Cherokee Metropolitan District did file an application with the Development Services Department of El Paso County for the approval of location to allow the permanent use of a mobile office within the CC (Commercial Community) Zone District; and

WHEREAS, a public hearing was held by this Commission on March 20, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.
7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location of Cherokee Metropolitan District within the CC (Commercial Community) Zone District for the following described unincorporated area of El Paso County be approved:

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS OF APPROVAL

1. No substantial expansion, enlargement, or modification of the site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall seek approval from the Planning and Community Development Department of a site development plan within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

Commissioner Dillon seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

| | |
|---------------------------|-----|
| Commissioner Egbert | aye |
| Commissioner Dillon | aye |
| Commissioner Curry | aye |
| Commissioner Lucia-Treese | aye |
| Commissioner Wood | aye |
| Commissioner Friedman | aye |

The Resolution was adopted by a unanimous vote of 6 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: March 20, 2018