

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 20, 2018

Cherokee Metropolitan District
6250 Palmer Park BLVD
Colorado Springs, CO 80915

Forsgren Associates, INC
ATTN: Conner Burba
56 Inverness Drive East Suite 112
Englewood, CO 80112

RE: Cherokee Metro District Additional Office on Palmer Park Road
Approval of Location - U-17-003

This is to inform you that the above-referenced request for approval of location for Cherokee Metropolitan District to allow for the permanent use of an existing office trailer was heard by El Paso County Planning Commission on March 20, 2018, at which time approval was made. The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2016). The 2.04 acre parcel, known as Lot 4 of The Water Tower Subdivision, is zoned CC (Commercial Community) and is located along the north side of Palmer Park Boulevard approximately 0.44 miles east of the North Powers Boulevard. (Parcel No. 54063-01-009)

This approval is subject to the following:

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.

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



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mailed
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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.

The Planning Commission is advisory to the Board of County Commissioners. However, with location approvals, the Planning Commission is the final decision.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300

Sincerely,



Gabe Sevigny, Project Manager/Planner I

File: U-17-003