

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
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**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

September 12, 2022

RE: 6765 Gun Club Trail, Bed and Breakfast  
File: AL-21-020  
Parcel ID No.: 52070-03-001

This is to inform you that the above referenced request for approval of a special use application for a bed and breakfast inn in the RR-5 (Residential Rural) zoning district located at 6765 Gun Club Trail, Colorado Springs, CO 80908 was **approved** by the Planning and Community Development Director on September 12, 2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2021).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the bed and breakfast inn, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to authorization of a building permit, a site plan shall be submitted for and approved by the El Paso County Planning and Community Development Department.

**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.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Kylie Bagley, Planner II at (719) 520-6323.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Mastin". The signature is stylized with a large "K" and "M".

Kevin Mastin, Interim Executive Director  
El Paso County Planning and Community Development Department  
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