

APPROVAL OF LOCATION (RECOMMEND APPROVAL)

CARLSQUI moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U232

APPROVAL OF LOCATION PEYTON FIRE PROTECTION DISTRICT UNMANNED STATION

WHEREAS, Bennett Cullers Family Partnership LLLP did file an application with the El Paso County Planning and Community Development Department for an Approval of Location to allow for the Peyton Fire Protection District Unmanned Station; and

WHEREAS, a public hearing was held by this Commission on June 6, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission;
2. That proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission;
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. 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;
5. That the application conforms to the El Paso County Land Development Code;
6. That the application conforms to the adopted El Paso County Master Plan;

7. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon El Paso County or its residents; and
8. That for the above-stated and other reasons, the proposal is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the application of Bennett Cullers Family Partnership LLLP for an Approval of Location to allow for the Peyton Fire Protection District Unmanned Station in the following described unincorporated area of El Paso County be approved:

See Appendix A

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

CONDITIONS

1. Approval of a site development plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan exhibit and described within the letter of intent.
2. 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 (as amended).

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.

SCHUETTELPELZ seconded the adoption of the foregoing Resolution.


The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpezl	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

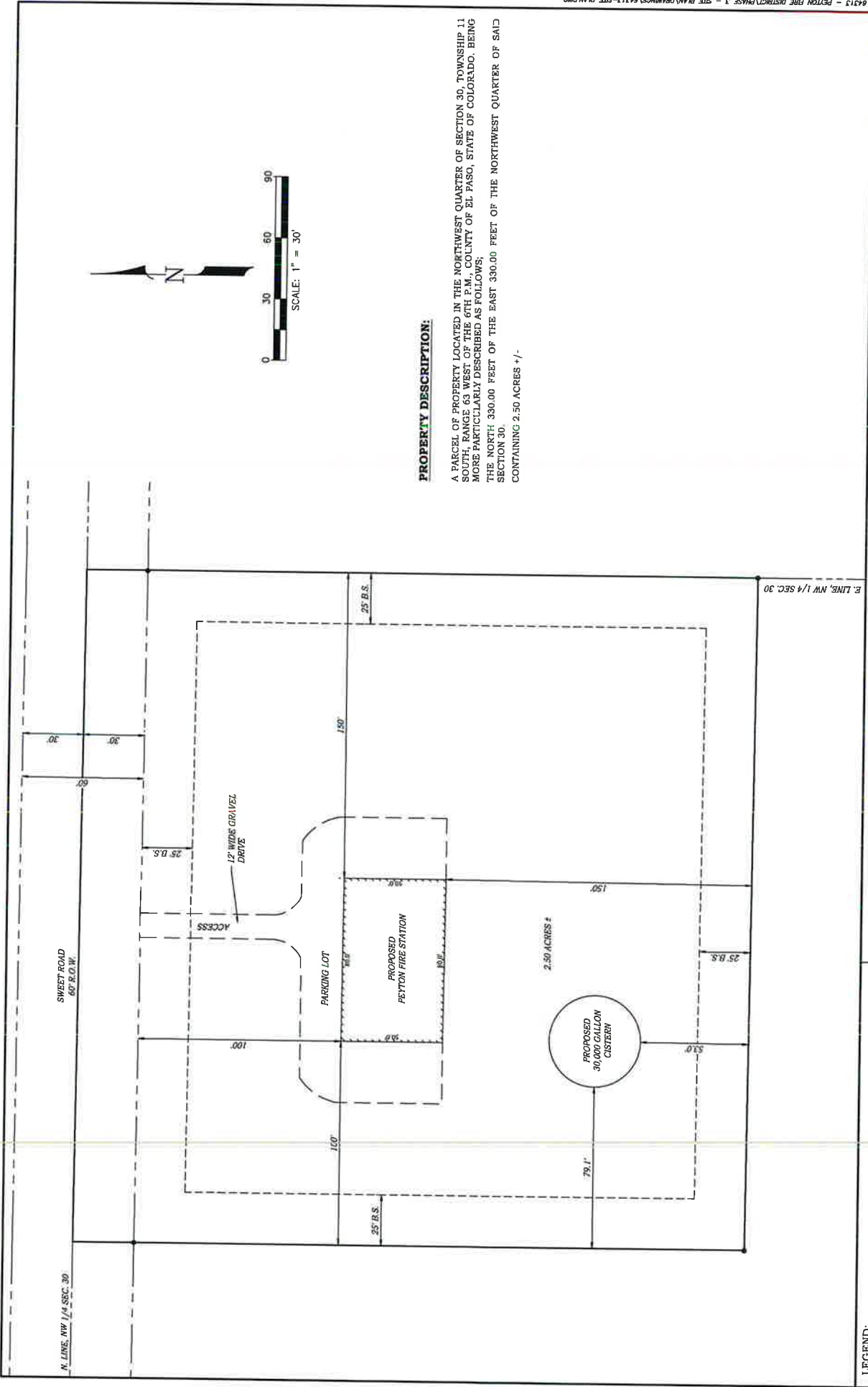
DONE THIS 6th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:   
Chair

# APPENDIX A

2:\SWAVED\PROJECTS\00000 - ME PROJECTS\4313 - PEYTON FIRE DISTRICT\PHASE 3 - SITE PLAN\DRAWINGS\64313-SITE PLAN.DWG



**PROPERTY DESCRIPTION:**

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE NORTH 330.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30.  
 CONTAINING 2.50 ACRES +/-.

**SITE PLAN**

PART OF SECTION 30, TOWNSHIP 11 SOUTH,  
 RANGE 63 WEST, 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

- LEGEND:**
- SUBJECT PROPERTY LINE
  - SECTION LINE
  - - - BUILDING ENVELOPE LINE
  - - - ROAD RIGHT OF WAY
  - SET 5' REBAR WITH CAP
  - B.S. BUILDING SETBACKS

**REVISIONS:**

NO.	DATE	DESCRIPTION

10901 W. 120TH AVE, SUITE 400  
 BROOMFIELD, COLORADO 80021  
 WWW.ENCOMPASSSERVICES.COM

**HORIZONTAL SCALE IN FEET**

0 30 60

DATE: 01/13/2011  
 DRAWN BY: J. K. [unreadable]  
 CHECKED BY: [unreadable]  
 PROJECT NO.: 00000 - ME PROJECTS