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El Paso County, CO

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RESOLUTION NO. 25-308

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**APPROVAL OF SPECIAL USE FOR
7950 INDUSTRY ROAD NEW ELECTRONIC MESSAGE DISPLAY BILLBOARD (AL2515)**

WHEREAS, Lamar Advertising did file an application with the El Paso County Planning and Community Development Department for approval of a Special Use to allow for a new Electronic Message Display (EMD) billboard to be constructed within the I-3 (Heavy Industrial) zoning district, for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 16, 2025, upon which date the Planning Commission did by formal resolution recommend approval of the application with notations; and

WHEREAS, a public hearing was held by this Board on November 13, 2025; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission and Board of County Commissioners;
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission and Board of County Commissioners;
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations;
7. For the above-stated and other reasons, the proposed Special Use is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 5.3.2.C of the Land Development Code (as amended):

1. The Special Use is generally consistent with the applicable Master Plan;
2. The Special Use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
3. The impact of the Special Use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the Special Use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
4. The Special Use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
5. The Special Use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
6. The Special Use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County;
7. The Special Use conforms or will conform to all other applicable County rules, regulations or ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Board of County Commissioners, Colorado, hereby approves the application for a Special Use to allow for a new Electronic Message Display (EMD) billboard to be constructed within the I-3 (Heavy Industrial) zoning district.

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

CONDITION

1. The applicant shall complete a Billboard Credit application process for each removed billboard. These Billboard Credits shall be used to satisfy the current Special Use request and shall be obtained prior to the building permit at 7950 Industry Road being granted.

NOTATIONS

1. Approval of this Special Use request shall allow the new EMD billboard to be located no closer than 384 feet from the existing billboard on the property to the north.
2. Special Use approval includes 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 Land Development Code.
3. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use standards are being violated, preceded by notice and public hearing.
4. 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.

DONE THIS 13th day of November 2025 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: _____

Chair

A handwritten signature in black ink, appearing to read 'Carmen J. [unclear]', is written over a horizontal line. The signature is cursive and somewhat stylized.

EXHIBIT A

Legal Description:

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