

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 14, 2022

RE: Venetucci Farms Business Event Center – Special Use

File: AL-2215

Parcel ID No.: 6511300008

This is to inform you that the above referenced request for approval of a special use application for a Business Event Center located at 5202, 5210, 5304 Highway 85-87 was **approved** by the Planning and Community Development Director on September 14, 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 (2019).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the seasonal wedding venue and occasional special events within the A-35 District, as discussed and depicted in the applicant's letter of intent and site plan drawings.

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 Ryan Howser, AICP Planner III at (719) 520-6049.

Sincerely,



Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
File: AL-2215

