

# EL PASO

COMMISSIONERS:  
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# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 9, 2019

McCune Ranch LLC  
PO Box 36 Arrowhead Drive  
Elbert, CO 80106

NES Inc.  
619 N Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

RE: Winsome Residential Rezone -- Map Amendment (Rezone) – (P-18-006)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and a recommendation for approval was made by the El Paso County Board of County Commissioners on July 9, 2019, at which time a an approval was made to approve map amendment (rezoning) from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district. The applicant has submitted concurrent applications for a rezoning of a separate portion of the property to the CC (Commercial Community) zoning district as well as an overall preliminary plan for the 766.66 acre property. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection and is within Sections 13, 19, and 24, Township 11 South, Range 65 West of the 6<sup>th</sup> P.M. The property is located within the Black Forest Preservation Plan (1987). (Parcel No. 51000-00-439)

This approval is subject to the following:

## CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include, but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

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



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

www.ELPASOCO.COM

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. Approval of the map amendment (rezone) is contingent upon the subsequent approval by the Board of County Commissioners of a preliminary plan with an overall density no greater than one dwelling unit per five acres. If no such preliminary plan is approved within five (5) years of the date of the map amendment (rezone), the Board of County Commissioners may, after a public hearing and notice to the property owner, rezone the property to return to the RR-5 (Residential Rural) zoning district.

### **NOTATION**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nina'.

Nina Ruiz, Planner III

File No. P-18-006