

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 2, 2020

Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592

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

RE: Ellicott Town Center Commercial Rezone - (CS-19-002)

This is to inform you that the above-reference request for approval of a map amendment (rezone) for HCD Rezone was heard by El Paso County Planning Commission on June 2, 2020, at which time a recommendation for approval was made for a map amendment (rezoning) of 9.5 acres from PUD (Planned Unit Development) to CS (Commercial Service). The property is located south of Highway 94, approximately 1.3 miles west of the Highway 94 and North Ellicott Highway intersection and are within Section 14, Township 14 South, Range 63 West of the 6th P.M. The parcels are located within the Ellicott Valley Comprehensive Plan (1989). (Parcel Nos. 34000-00-259, 34000-00-260, and 34000-00-350)

This recommendation for 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.
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 CS

(Commercial Service) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

3. The applicant shall receive approval of a Colorado Department of Transportation (CDOT) access permit prior to scheduling a pre-construction meeting with the El Paso County Planning and Community Development Department Inspections Division.

NOTATIONS

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.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

The Planning Commission is advisory to 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,

Nina Ruiz, Planning Manager
File No. CS-19-002