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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 22, 2021

Gary Meisman
612 Harvard Street
Colorado Springs, CO 80911

RE: Meisman Home Trucking Business – Special Use - (AL-18-024)

This is to inform you that the above-reference request for approval of a special use for Gary Meisman with Gone Trucking, LLC, was heard by El Paso County Board of County Commissioners on June 22, 2021, at which time an approval was made for a special use for a rural home occupation that will include outside storage of heavy equipment in the RR-5 (Residential Rural) zoning district. The property is located within the Villa Casitas Subdivision, approximately two miles south of the intersection of Rancho Colorado Boulevard and Interstate-25, adjacent to the Pueblo County line and is within Section 35, Township 17 South, Range 65 West of the 6th P.M. The property is located within the boundaries of the South-Central Comprehensive Plan (1988). (Parcel No. 57350-00-001)

This approval is subject to the following:

CONDITIONS

1. Approval is limited to the home trucking use as discussed and depicted in the applicant's letter of intent and the attached site plan exhibit.
2. Within ninety (90) days of special use approval, the applicant shall apply for and receive approval of a commercial site development plan. The deadline for receipt of approval of the site development plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.
3. Prior to approval of a site development plan for the trucking business, the proposed single-family dwelling must be constructed. The home occupation use shall not operate on the property until the proposed single-family dwelling is constructed and receives a Certificate of Occupancy from the Pikes Peak Regional Building Department.

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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 (2018).
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.

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 cursive script that reads "John Green".

John Green, Planner II
File No. AL-18-024