

EL PASO COUNTY PLANNING COMMISSION AGENDA

Tuesday, May 7, 2019

Hearing Begins at 9:00 AM

NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room located on the Second Floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910.

If you need further information, please contact the Planning and Community Development Department at 719-520-6300.

Full staff reports for each item can also be found at www.elpasoco.com, Departments, Planning and Community Development, Planning Commission, 2019 Meetings.

The Planning and Community Development Department Comment Agenda and any Supplemental Packets are automatically incorporated as part of the record unless specific objections are raised at the meeting. The recording is the official record of the proceedings.

NOTE: Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

9:00 a.m. – Regular Hearing

1. Report Items

A. Planning and Community Development Department - Craig Dossey

2. Consent Items

A. Approval of the Minutes – April 16, 2019

B. VA-18-006

KENDALL

**VARIANCE OF USE
USS MANITOU WATER CO46103-A (VAHSHOLTZ)**

A request by Virtual Site Walk, LLC, (applicant), representing the property owner George R. Vahsholtz, for approval of a variance of use for an existing sixty (60) foot monopole Commercial Mobile Radio Service (CMRS) Facility. The property is zoned R-T (Residential Topographic) and is located on the southwest side of US Highway 24 West approximately one-half (1/2) mile northwest of the intersection of US Highway 24 West and Long Ranch Road. (Parcel No. 83264-00-018) (Commissioner District No. 3)

C. MS-19-001

PARSONS

**MINOR SUBDIVISION
TIMBER RIDGE WEST**

A request by Jacob Decoto for approval of a final plat to create three (3) single-family residential lots. The 36 acre property is zoned PUD (Planned Unit Development) and is located north of the anticipated Briargate-Stapleton Parkway corridor and west of Vollmer Road. (Parcel Nos. 52000-00-393) (Commissioner District No. 2)

D. SF-19-003

PARSONS

**FINAL PLAT
LORSON RANCH EAST FILING NO. 3**

A request by Lorson, LLC Nominee, for Murray Fountain, LLC, for approval of a final plat to create 81 single-family residential lots. The 19.49 acre property is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, west of the anticipated extension of Lorson Boulevard, and east of Old Glory Road. (Parcel No. 55000-00-411) (Commissioner District No. 4)

Regular Items

3. AL-18-025

KENDALL

**SPECIAL USE
PETRICK RESIDENCE EXTENDED FAMILY**

A request by Dan Sievers, on behalf of the property owners Randall and Gwendena Petrick, for approval of a special use for a 2,682 square foot guest house with special provisions for extended family housing. The property is zoned RR-5 (Residential Rural) and is located approximately 0.15 miles south of the intersection of Pleier Drive and Silverton Road. (Parcel No. 62040-01-016) (Commissioner District No. 1)

4. U-19-002

RUIZ

**APPROVAL OF LOCATION
MONUMENT ACADEMY**

A request by 83 Walker, LLC, and Monument Academy Charter School for approval of location to allow for a new middle school and high school. The property is zoned RR-5 (Residential Rural) and is located at the southeast corner of the Highway 83 and Walker Road intersection. (Parcel No. 61000-00-245) (Commissioner District No. 1)

5. AL-18-013

SEVIGNY

**SPECIAL USE
REIMERS RURAL HOME OCCUPATION**

A request by Randy and Elizabeth Reimers for approval of a special use for a rural home occupation. The property is zoned RR-5 (Residential Rural) and is located at the northeast corner of the Herring Road and Swan Road intersection. (Parcel No. 52054-00-021) (Commissioner District No. 1)

6. El Paso County Master Plan – Informational Update – No Action Needed

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (520-6300). Visit our Web site - www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting.

The name to the right of the title indicates the Planner processing the request. If the meeting goes beyond noon, the Planning Commission may take a lunch break.