

VA-03-009

423.32

**VARIANCE OF USE
OUTDOOR RV STORAGE AREA
FALCON PROPERTIES & INVESTMENTS**

A request by Falcon Properties & Investments for a Variance of Use for an Outdoor Recreational Vehicle storage area on 10.45 acres within Tract 14 of Woodmen Hills Filing No. 11. The property is zoned PUD (Planned Unit Development) District and is located on the west side of Eastonville Road, approximately ¾ mile north of Judge Orr Road, in the Falcon area of El Paso County, Colorado. A portion of Assessor's Tax Schedule #42322-02-002.

APPLICABLE RESOLUTIONS

Approval Page 19
Disapproval Page 20

PLANNING DEPARTMENT RECOMMENDATION: Should the applicant demonstrate to the satisfaction of the Planning Commission that peculiar and exceptional practical difficulties or undue hardship exist, the following conditions and notations are suggested.

CONDITIONS

1. The Variance of Use shall be limited to five (5) years from the date of Board of County Commissioners' action. At the end of five (5) years, the 10 acre site shall be returned for use as open space. This shall include the removal of any permanent structures, fencing, dump station and the revegetation of the site.
2. Should the applicant choose to make the RV Storage facility a permanent use on this site, the owner shall be required to pursue an Amendment to the Planned Unit Development as outlined in Section 16 of the Land Development Code, as it currently exists or may be amended.
3. This Variance of Use approval shall be deemed abandoned, and of no further force and effect, if the primary intended use and/or activity has not been substantially implemented upon the approved site within one (1) year of the Board of County Commissioners' Variance of Use approval, or if implemented, has been discontinued for a period of one (1) year.
4. There shall be no storage of junk and/or inoperable vehicles, nor any parts, equipment and/or materials.
5. Prior to the Planning Department's authorization for the issuance of a building permit, the applicant shall submit a Plot Plan in accordance with approval and Section 37 of the El Paso County Land Development Code. The plan shall address among other things grading, drainage, erosion control, landscaping, parking and fencing.