

**EL PASO COUNTY PLANNING COMMISSION**

**October 6, 2009 - Beginning at 9:00 A.M.**

**A G E N D A**

**NOTE: The County Planning Commission meeting 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  
If you need further information, please contact the Development Services Department at 719-520-6300**

The Development Services 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.

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

- 1. Report Items – Elaine Kleckner**
- 2. Consent Items**
  - A. Minutes of the Regular Meeting August 18, 2009 and September 1, 2009**
  - B. MS-09-001** **Deconinck**  
**MINOR SUBDIVISION**  
**RAINBOW'S END**

Request for final plat approval of Rainbow's End Subdivision. The proposed 11.94-acre subdivision is in the RR-5 (Residential Rural) zone district. The subdivision includes two (2) single-family lots which are each at least five acres in size. The property is located approximately two-thirds of a mile northeast of the intersection of Shoup Road and Holmes Road, within the Black Forest Preservation Plan area. (Schedule No. 52070-01-015) (MS-09-001).

**Regular Item**

**3. AL-08-022**

**Dossey**

**SPECIAL USE  
DOGGIE DUDE RANCH**

A request by Richard Lehn for approval of a special use to operate a boarding kennel known as Doggie Dude Ranch. The 20.0-acre parcel is zoned RR-5 (Residential Rural) and is located at the northeast corner of the Dragon Man Road and Curtis Road intersection. The kenneling operation is proposed to be limited to 28 daycare or overnight spaces, a grooming area, storage areas, and an office. The property is included within the Highway 94 Comprehensive Plan area. (Schedule No. 44100-00-013) (AL-08-022).

**4. SF-08-010**

**Kleckner**

**FINAL PLAT  
PRAIRIE HARBOR ESTATES, FILING NO. 1**

A request by Affordable Housing Specialists, LLC for final plat approval of Prairie Harbor Estates, Filing No. 1. The proposed subdivision consists of 79.479 acres and is located in the RR-2.5 (Residential Rural) zone district. The subdivision is comprised of 20 single-family residential lots. The property is located near the intersection of Sanborn Road and Ellicott Highway and is within the Ellicott Valley Comprehensive Plan area. (Schedule Nos. 34000-00-195) (SF-08-010)

**5. AL-06-008**

**Kleckner**

**SPECIAL REVIEW  
SUNDANCE RESOURCES - LAFARGE**

This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for approval of a Special Use for mineral and natural resource extraction of sand and gravel. The mining will take place on a 514 acre parcel between the Union Pacific railroad tracks and Fountain Creek. A portion of a second, smaller parcel to the north, consisting of a total of 64.35 acres, will be used for a scale house and access improvements. The site is located adjacent to the southern boundary of the City of Fountain, is zoned RR-5 (Residential Rural) and I-2 (Limited Industrial), and is in the El Paso County Central Comprehensive Plan (1988) area. The Special Use application has been revised to eliminate mining in the 100 year floodplain. This application is being processed concurrently with a Variance of Use to allow concrete and asphalt batch plants in the I-2 zone. (Schedule No.'s 57000-00-097, 57000-00-125) (AL-06-008)

6. VA-06-005

Kleckner

**VARIANCE OF USE  
SUNDANCE RESOURCES - LAFARGE**

This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for a Variance to Use to allow concrete and asphalt batch plants in the I-2 Zone. Batch plants are only allowed by Special Use in the I-3 (Heavy Industrial) and M (Manufacturing) zones of El Paso County, Colorado, hence the need for the Variance of Use. The site is located adjacent to the southern boundary of the City of Fountain, is zoned I-2 (Limited Industrial) by El Paso County, Colorado, and is in the El Paso County South Central Comprehensive Plan (1988) area. The Variance of Use application has been revised to provide increased setback of the processing activities from the 100 year floodplain. This application is being processed concurrently with a Special Use for mineral and natural resource extraction of sand and gravel. (Schedule No. 57000-00-097) (VA-06-005)

7. Planning Commissioner Training Session - Roberts Rules of Order by Assistant County Attorney Andrew Gorgey.

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Development Services Department for information (520-6300). Visit our Web site - [www.elpasoco.com](http://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 Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.