

December 13, 2010

Mr. Victor Lauer  
Bryan Keys & Associates  
417 S. Cascade Avenue  
Colorado Springs, CO 80903

RE: Bell Mountain Ranch Planned Development (PD) 8<sup>th</sup> Amendment  
Project File # ZR2010-018

Mr. Lauer:

**Douglas County has rendered a final decision of denial on the above referenced file.**

The request includes a 35% increase to the 24-foot height limitation in Planning Area A to allow a maximum height of 32-feet, 4 inches. In addition, the applicant is requesting a 35% increase to the steeple height formula based on the County's existing multiplier for steeple height resulting in a new multiplier of 2.19 times the height of a building.

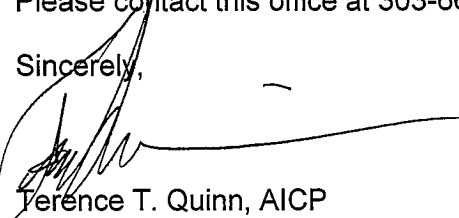
I find that the proposed increase for the building height restriction is not in compliance with portions of Section 1514.05. The proposed height increase is out of character for this area of the County and may adversely affect the enjoyment of the adjacent land or public interest; therefore my final decision is to deny the building height increase request. Regarding the steeple height multiplier request, I have been advised by the County Attorney that this specific request exceeds my authority to grant an administrative amendment. As this request is outside my authority to approve, I therefore must deny it. This request would have to be pursued as a major amendment to the PD if it is pursued further.

The current zoning for Planning Area A allows for commercial uses, including a church. The applicant may pursue proposing a structure that complies with the existing development standards for Planning Area A. Further, I am in receipt of your "Religious Importance of Steeple and Significance Under RLUIPA" letter. I did review it and considered its contents when making my determination.

According to DCZR Section 1514.06, the applicant may appeal this decision by submitting an appeal in writing to the Planning Services office within 10-days of the final determination.

Please contact this office at 303-660-7460 if you have any questions.

Sincerely,



Terence T. Quinn, AICP  
Planning Services Director

cc: Mickey Fouts, R&M Devco, LLC