



COMMUNITY & DEVELOPMENT SERVICES

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What is a Special Use by Review?

The SUR process is established for the review of uses in specific zone districts that require public hearings and final approval by the Board of County Commissioners. Such uses may require additional conditions and safeguards as may be imposed by the Board of County Commissioners to ensure compatibility with the surrounding areas. Special Use Permits are generally requested when a desired activity is not a “use by right” on a particular parcel but is also not necessarily incompatible in that zone district.

A Management Plan is required for all special uses, which details the day-to-day operations of the use. This Management Plan, along with the accompanying Site Improvement Plan (SIP) form the basis for annual inspections by County Zoning Compliance staff and become the regulatory documents for the Special Use. These elements describe in detail the physical development involved in the SUR as well as the parameters of the activity involved in the SUR.

Several other elements are required for a special use application to be completed, including but not limited to: A narrative, a site plan (detailed map), traffic study or plan (depending on the level of impact), drainage study or plan (depending on changes in topography or level of impact, etc.

Project review includes evaluation of access, adequate water and sanitation, availability of services, site layout, impacts on surrounding lands and other considerations intended to encourage compatibility with a proposed project’s surroundings. The SUR process ensures that properties are in conformance with the Elbert County Master Plan, Elbert County Zoning Regulations, Elbert County Subdivision Regulations and Elbert County Public Works Engineering Manuals.