

# EL PASO

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# COUNTY

STAN VANDERWERF  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 1, 2018

RE: ADM-18-011 Administrative Determination-zoning compliance.  
7657 McLaughlin Road  
Peyton, CO 80831  
Schedule # 43063-01-009

Bonnie Griggs  
B&C Zoning  
3000 S. Berry Rd., Ste. 150  
Norman, OK 73072

To Whom It May Concern:

A request has been made to the El Paso County Development Services Department for a determination of zoning compliance property located at parcel number 43063-01-009.

**Adjacent Property Designations and Uses (if known):**

North: RS 5000 (Residential Suburban) zoning district. Single Family Housing.  
South: CR (Commercial Regional) zoning district. Neighborhood Shopping Center.  
East: CR (Commercial Regional) zoning district. Vacant.  
West: CR (Commercial Regional) zoning district. Grocery Store.

**Any Variances, Special Permits, Conditions, etc:**

There are no variances or special permits in association with this parcel number. Conditions are listed on plat no.10677 (attached).

**Code Violations:**

There are no code violations regarding El Paso County Code Enforcement. If there are any building code violations you will need to contact Pikes Peak Regional Building Department at (719) 327-2880.

**Certificates of Occupancy:**

El Paso County does not issue certificates of occupancy, you will want to contact Pikes Peak Regional Building Department at (719) 327-2880.

**Approved Site Plan and/or Conditions of Approval, if applicable:**

Approved Site Plans are attached. You can view all application materials for file number PPR99002 at [epcdevplanreview.com](http://epcdevplanreview.com). You can search the archives at that website and search by file number as shown. It will include all application materials for the approve site development plan.

1. The current zoning classification for the subject property is: CR (Commercial Regional).
2. Adjacent Property zoning designations: See above.
3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a: Permitted Use by Right – Approved Site Development Plan Attached.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

4. To the best of our knowledge, the subject structure(s) was developed: in according with the current zoning code requirements and is legal conforming.
5. Information regarding variances, special permits/exceptions, ordinances or conditions: See above.
6. Rebuild: in the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
7. Code Violations Information: See above, for fire code violations you would need to contact Falcon Fire Protection District at (719) 495-4050.
8. Certificate of Occupancy, status: See above.
9. Site Plan Information: The subject property was subject to site plan approval; a copy of the approved site plan is attached.

This information was researched on May 1, 2018 by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Kendall", written in a cursive style.

Len Kendall  
Planner I  
El Paso County Planning and Community Development  
[lenkendall@elpasoco.com](mailto:lenkendall@elpasoco.com)  
(719) 520-6447