



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

El Paso County Planning and Community Development has done research regarding the following request letter for parcel nos.: 65020-00-126, 65020-00-128, 65020-00-130, 65020-00-132, and 65020-00-134:

- **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
 - **Parcel No.: 65020-00-126 is zoned A-5 (Agricultural), I-2 (Light Industrial), and I-3 (Heavy Industrial) CAD-O (Commercial Airport Overlay). This parcel was included in a special use application for mineral and natural resource extraction in 1993 (AL93021).**
 - **Parcel No.: 65020-00-128 is zoned A-5 (Agricultural) CAD-O (Commercial Airport Overlay). This parcel is listed as being used as a greenhouse (Ag. Business) and contains two stables. A variance of use was applied for and approved (VA94029) under a previous parcel number for a horse transportation business. This use variance will expire on January 12, 2020.**
 - **Parcel No.: 65020-00-130 is zoned A-5 (Agricultural) CAD-O (Commercial Airport Overlay). This parcel is vacant and would be regulated under the A-5 zoning district.**
 - **Parcel No.: 65020-00-132 is zoned A-5 (Agricultural) CAD-O (Commercial Airport Overlay). This parcel contains a cattle shed and seems to contain storage, there are no additional zoning allowances and would be regulated under the A-5 zoning district.**
 - **Parcel No.: 65020-00-134 is zoned A-5 (Agricultural) CAD-O (Commercial Airport Overlay) This parcel was included in a special use application for mineral and natural resource extraction in 1993 (AL93021).**

- **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located.
 - **North:** City of Colorado Springs jurisdiction, see City of Colorado Springs zoning map.
 - **South:** A-5 (Agricultural), RS-5,000 (Residential Suburban), PUD (Planned Unit Development) RM-30 (Residential Multifamily), CC (Commercial Community), M (Industrial), and R-4 (Planned Development Obsolete).
 - **East:** CR (Commercial Regional), and R-4 (Planned Development Obsolete),
 - **West:** M (Industrial), A-5 (Agricultural), I-3 (Heavy Industrial), and zoning districts located in the City of Colorado Springs.



- **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
 - **Parcel Nos.: 65020-00-126 and 65020-00-134 are both included in a special use application (AL93021) attached.**
 - **Parcel No.: 65020-00-128 A variance of use was applied for and approved (VA94029 attached) under a previous parcel number for a horse transportation business. This use variance will expire on January 12, 2020.**
 - **The other Parcels (65020-00130 and 65020-00-132 do not have any variances, special permits, or conditions associated with them.**
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property.
 - There are no current or outstanding zoning/ordinance violations or pending enforcement proceedings for this property with the Planning and Community Development Department. These parcels have not been inspected for a violation and this letter does not conclude that the parcels are in compliance with applicable codes/ordinances. Please contact the Pikes Peak Regional Building Department to verify compliance with all other ordinances or regulations. There are no known outstanding fees associated with this property with the PCDD. Please contact the PPRBD for any information on outstanding building, plumbing, etc. related fees or enforcement proceedings.
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies.
 - **Please contact Pikes Peak Regional Building Department ((719) 327-2880) regarding any certificate of occupancy questions.**
- **Approved Site Plan and/or Conditions of Approval, if applicable:** Please supply available documents, particularly if the subject property is located in a Planned Development.
 - **Approved Site Development Plans are attached for PPR1624 and PPR1625.**
 - **Other applications made for these parcels can be researched at <https://epcdevplanreview.com/Public/Search/> by searching by the following parcel numbers:**
 - **6502000126 (current), 6502000002 and 6502000092(outed parcel numbers).**
 - **6502000128 (current) and 6502000043 (outed parcel number).**
 - **6502000130 (current) and 6502000044 (outed parcel number).**
 - **6502000132 (current) and 6502000045 (outed parcel number).**
 - **6502000134 (current) and 6502000085 (outed parcel number).**

Sincerely,



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