

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

09/28/2017

ATTN: Ann Beabout

Ref. No. 106993-1

RE: Western Hills Apartment Homes, 742 Western Drive, Colorado Springs, Colorado

Add'l Info. Parcel : 5407407048

The current zoning classification for the subject property is:

R-4

Adjacent property zoning designations:

North: RM-30, RS-5000

South: R-4

East: M

West: R-4

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

No, not part of a PUD

Comment: R-4 IS AN OBSOLETE ZONING DISTRICT THAT WAS REPLACED BY PUD.

Is the subject property part of an Overlay District?

Yes, within an Overlay District

No, not within an Overlay District

Comment: ~~Colorado~~ CAD-0 - COMMERCIAL AIRPORT OVERLAY DISTRICT.

The subject property is currently regulated by:

Section _____ of the Zoning Ordinance

Planned Unit Development Ordinance No. _____ (copy attached)

Site Plan Approval Case No. R483015 (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit
- Copy Attached
- Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is
- Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is
- Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
- Variance - Documentation attached or is otherwise, no longer available (see comment)
- Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- Ordinance Documentation attached or is otherwise, no longer available (see comment)
- Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

CONTACT ~~THE~~ PIKES PEAK
REGIONAL BUILDING
DEPARTMENT.
(719) 327-2880

Site Plan Information:

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): _____

Please call the undersigned at (719) 520-6447, extension if you have questions or concerns.

Sincerely:

Name: LEN KENDALL

Department: PLANNING & COMMUNITY DEVELOPMENT

Title: PLANNER I

Email: LENKENDALL@ELPASO.CO.COM