

# EL PASO



# COUNTY

COMMISSIONERS:  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 3, 2017

Ann Beabout  
1300 South Meridian Ave. Ste. 400  
Oklahoma City, OK 73108

Re: ADM-17-022  
742 Western Drive  
Colorado Springs, CO 80915  
Parcel No.: 54074-07-048

To Whom It May Concern:

You have requested a zoning compliance letter regarding the property located at 742 Western Drive Colorado Springs, CO 80915, which is located in unincorporated El Paso County.

- The current zoning classification for the subject property is: R-4, Planned Development
- Adjacent Property zoning designations:
  - North: RM-30, Residential Multi-Family; RS-5000, Residential Suburban
  - South: R-4, Planned Development
  - East: M, Industrial
  - West: R-4, Planned Development
- The subject property is not part of a Planned Unit Development; however, the R-4 zoning district is an obsolete version of the Planned Unit Development zoning district.
- The subject property is part of the CAD-O (Commercial Airport Overlay District).
- The subject property is currently regulated by site plan approval R4-83-015. (Attached)
- According to the zoning ordinances and regulations for the district, the use of the subject property is a permitted use by right.
- The subject structures were developed in accordance with current zoning code requirements and is in accordance with approved site plan and its legal conforming to approved site plan.
- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in the current form.
- There are no open violations on file in our records.
- Violations regarding the building code will have to be inquired about through Pikes Peak Regional Building Department. They can be reached at (719) 327-2880.
- The subject property was subject to site plan approval. A copy of the approved site plan is attached.
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If you have any further questions, please contact me at 719-520-6447.

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



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

Thank you,

A handwritten signature in cursive script, appearing to read "Len Kendall".

Len Kendall  
Planner I  
El Paso County  
Planning and Community Development