

EL PASO COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 22, 2018

RE: ADM-18-013 Administrative Determination-Zoning Compliance
1865 Woodmoor Drive
Monument, CO 80132
Parcel No. 71142-00-020

Chris Gallina
chris@sunshinebh.com

To Whom It May Concern:

RE: ADM-18-013 Administrative Determination-Drug and Alcohol Rehabilitation Facility

To Whom It May Concern:

A request has been made to the El Paso County Planning and Community Department for a determination of zoning status and eligibility for a 24 hour drug and alcohol rehabilitation facility proposed on the property located at 1865 Woodmoor Drive, Monument, Colorado 80132 (parcel number 71142-00-020). Authorization of building permit issuance for the change in occupancy from a hotel to a drug and alcohol rehabilitation facility is contingent upon compliance of the parcel with both the subdivision and zoning regulations of the El Paso County Land Development Code (2017).

Adjacent Property Designations and Uses (if known):

North: C-2 Commercial (Obsolete)/ Woodmoor Water and Sanitation District Office /Tri-Lakes Monument Fire Protection District Station
South: C-2 Commercial (Obsolete)/ Vacant
East: PUD (Planned Unit Development) / Open-space
West: C-2 Commercial (Obsolete)/ Vacant

Code Violations:

There are no open code violations regarding El Paso County Code Enforcement. Please contact the Pikes Peak Regional Building Department at (719) 327-2880 to determine if there are any building code violations.

Certificates of Occupancy:

El Paso County does not issue certificates of occupancy; please contact the Pikes Peak Regional Building Department at (719) 327-2880.

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



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

WWW.ELPASOCO.COM

Compliance with Subdivision Regulations

The 5.11 acre parcel was legally created June 5, 1972, by a lease with an option to purchase recorded at Book 2493 page 669 (attached). The lease did include a surveyed legal description and requires the lessee to pay taxes. The parcel thus meets the definition of legal lot as contained in the El Paso County Land Development Code, as amended, which defines a legal lot as a lot, parcel, or tract of land created by a legal conveyance; shown on an approved subdivision plan or legally prepared survey; created by approval of the County Commissioners in conformance with any subdivision regulations in effect at the time of approval; by contract for deed or by deed, each being dated prior to July 19, 1972.

Compliance with Zoning Regulations

The parcel was zoned to the C- 2 (Commercial -Obsolete) zoning district on January 4, 1955. The C-2 zoning district requires a front building setback of 15 feet and a rear building setback of 20 feet. A maximum height of 50 feet is permitted. There is no minimum lot size. A drug and alcohol rehabilitation facility is defined in the Land Development Code (2017), Chapter 1, as the following:

Rehabilitation facility -- An institutional use-type facility, and not a group home, whether public, quasi-public, not-for-profit, providing accommodation, treatment and medical care for patients suffering from alcohol or drug-related illness.

A rehabilitation facility is a permitted principle use within the C-2 zoning district. A site development plan is required to initiate the rehabilitation facility use as identified within the principle use table of the Code (Table 5-1). The applicant is on notice that a site development plan shall be submitted and approved by the Planning and Community Development Director prior to initiating the use or issuance of a building permit for a change in occupancy from a hotel to a rehabilitation facility. The site development plan shall comply with the requirements of Chapter 6 of the Code.

If you have any questions or concerns regarding this determination, please contact myself or Kari Parsons, Project Manager / Planner II, at (719) 520-6306. Sincerely,



Craig Dossey
Executive Director
El Paso Planning and Community Development Department

cc: Kari Parsons, Project Manager / Planner II
ADM-18-013