

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

November 1, 2018

Senn Visciano Canges P.C.
Attention: Gayle Grandt
1700 Lincoln Street, Suite 4300
Denver, CO 80203

Land Title Guarantee Company
Old Republic National Title Insurance Company
3033 E 1st Avenue, Suite 600
Denver, CO 80206

Subject: (ADM-18-025) 543, 545, 547 Air Lane

Current Zoning The Land on which the Project is constructed is zoned I-3 (Heavy Industrial), CAD-O (Commercial Airport Overlay).

Allowed Uses: Please review the attached Table 5-1 of the El Paso County Land Development Code (2018) for a list of the allowed uses.

Parking Requirements: The parking requirements are based upon the use of the subject property. Please review Table 6-2 of the El Paso County Land Development Code (2018) for a list of the requirements. Based upon the assessor records, the use is an office, which requires 1 space per 200 square feet.

Conformance with Current Zoning Requirements Based on the materials available from our records, we:

X have no reason to believe that either the use of the Property or the improvements thereon are nonconforming.

have determined that the Project is legally nonconforming. To the best of our knowledge, the Project is legally nonconforming in the following respects:

____ have determined that the Project is nonconforming. To the best of our knowledge, the Project is nonconforming in the following respects:

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



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

This information was researched on November 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 online.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nina'.

Nina Ruiz
Project Manager/Planner II
El Paso County Planning and Community Development
ninaruiz@elpasoco.com
(719) 520-6313