



May 29, 2019  
Revised June 18, 2019  
Revised July 5, 2019  
Revised July 17, 2019

To: El Paso County Planning  
RE: Administrative Determination

We are hoping to demonstrate that Frontier Sportsmen's Club is a Legal Non-conforming Property. The articles of incorporation demonstrate that the use has been in existence since 1954, which is prior to zoning for this portion of the county. The use has not lapsed or ceased for longer than 1 year since 1954. Per comment dated 7.5.19 the following information has been uploaded (well permit application dated Oct. 4. 1977 & corresponding El Paso County market assessment with matching address). This is the oldest documentation currently available showing the location of the property. The Club has never changed locations from the beginning of operations in 1954. The reason for requesting this legal non-conforming designation is The Club is planning to perform grading work to enhance the firing range berms. We have also downloaded Articles of Incorporation from 1954. The address for this property is 3885 Pheasant Lane, Peyton, CO.

Thank You,

MT2, LLC

Kirk Kyster  
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