

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 5, 2019

Dirt Solutions, LLC  
11710 Red Lodge Road  
Peyton, CO 80831

RE: ADM-19-024  
Frontier Sportsman, Administrative Determination  
3885 Pheasant Lane  
Peyton, CO 80831

Parcel No.: 43300-00-017

To Whom It May Concern:

You have requested a determination letter regarding the legal nonconforming status of the property located at 3885 Pheasant Lane, Peyton, CO 80831, which is located within unincorporated El Paso County.

The subject parcel is a 40.71-acre parcel that was legally created on March 28, 2000, due to the parcel area being greater than 35 acres. The subject parcel was zoned A-35 (Agricultural) on March 25, 1999. The current use of the parcel of land is for a private gun club known as Frontier Sportsman's Club. According to the El Paso County Assessor the first record of a constructed building was in 1972. A well permit for Frontier Gun Club dated October 4, 1977, showed the location of the proposed well as being within the northwest quarter of the southeast quarter of Section 30, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M. on the property.

Based on a comparison of aerial photographs from 1998 and 2018, the site has been in the same configuration that resembles a gun club shooting range. Frontier Sportsman's Club is currently located on the parcel and based on the applicant's submittal for the requested administrative determination the Frontier Gun Club was incorporated on May 5, 1954.

The subject parcel is conforming in regards to subdivision regulations. In regards to zoning regulations, the use is considered legal nonconforming because the use of the property as a private gun club was in operation prior to County zoning of the property.

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

Should you have any questions, please contact the planner at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADM-19-024