

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

July 9, 2024

ATTN: Ameritas Life Insurance Corp.
C/O:
Essex Financial Services
2000 S Colorado Blvd, Bldg 2, Suite 300
Denver, CO 80222

RE: 18965-18985 Base Camp Road Zoning Verification Letter
File: ADM-24-013
PID: 7111302002

A request has been made for a zoning verification letter for 18965-18985 Base Camp Road.

Current Zoning

The 2.42-acre property in question exists within the Limited Industrial (I-2) zoning district. Section 3.2.6 of the El Paso County Land Development Code (As Amended) describes the Limited Industrial zoning district as follows:

"The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard."

Analysis:

1. Certificates of Occupancy have been issued for the Project and we are not aware of any circumstances which would render the certificates of occupancy invalid or cause them to be revoked.

The El Paso County Planning & Community Development Department confirmed a Certificate of Occupancy based on Landscaping inspections done for PPR00014 on September 8, 2006, under file number C36742.

2. The Project is zoned _____ under the laws or ordinances of _____ (municipality) which zoning is proper for a _____ (property type for Project) which includes _____ (property types included in zone), and accordingly the Project is a conforming use.

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The lot was platted under plat number 3689, "Woodmoor Business / Technological Park in 1971. The use found in EDARP for an office/warehouse use is allowed with an approved Site Development Plan. The property has an approved Site Development Plan for office and warehouse use under file number PPR00014.

3. The Project currently complies with all applicable laws, rules, and regulations pertaining to zoning, land use, parking, and is in compliance with applicable building and fire codes.

The approved use at the site meets zoning requirements of the Land Development Code in relation to PPR00014 and has been approved for other projects, which met the applicable Land Development Code sections. (Sign plans, Board of Adjustment, Variance of Use). Please see Exhibit A for a list of closed out projects associated with the subject property. For building codes please reach out to the Pikes Peak Regional Building Department. For applicable fire code regulations please reach out to the Tri-Lakes Monument Fire Protection District (719 484-0911).

4. A current search of the County's applicable records indicated that there are no pending violations of any applicable laws, codes, rules, regulations, or ordinances described in paragraph (3) above and there are no pending rezoning applications, hearings, cases, appeals, or other proceedings which could affect the zoning classification of the Project.

The subject property does not have any open code enforcement cases, nor does it have any open projects that are associated with hearings.

If you have any questions or concerns regarding this determination, please contact me at (719) 520-6447 or Ashlyn Mathy at ashlynmathy2@elpasoco.com.

Sincerely,

Approved
For the PCD Director
By: *Justin Kilgore*,
PCD Planning Manager
Date: 07/12/2024
El Paso County Planning & Community Development



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Exhibit A

Projects (20)
Parcel (starts with): 7111302002:

Project Name	File #
18965 BASE CAMP RD	PS1218
18965-18985 Base Camp Road Zoning Verification Letter	ADM2413
71113 02 002	LOG031054
71113 02 002	LOG031055
71113 02 002	LOG0403061
BASE CAMP OFFICE WAREHOUSE	SC04053
BASE CAMP VENTURES LLC	ADM05005
BASE CAMP VENTURE, LLC	
BASE CAMP VENTURES	SC03043
BASE CAMP VENTURES	VA04011
BASE CAMP VENTURES, LLC	
EQUITY CUSTOM HOMES INC	PPR03005
HARVEY RICHARD	PRE02051
HARVEY RICHARD & ALONA	BOA02012
HARVEY RICHARD C & ALONA G	BOA02007
HARVEY RICHARD C. AND ALONA G.	BOA99041
LAWRENCE LARRY	PS11111
WOODMOOR BUS./TECH PARK	PRE01184
WOODMOOR BUS. TECH.PARK LOT 9	PRE02235
WOODMOOR BUSINESS TECHNOLOGICAL PARK	PPR00014