

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

April 12, 2018

Melissa Robinson
B&C Zoning
3000 S. Berry Rd., Ste. 150
Norman, OK 73072

Subject Property: 5815 Palmer Park Blvd. Colorado Springs, CO	(Pizza Hut)	Parcel: 5406304003
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In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: CR (Commercial Regional).
A restaurant is permitted within this zoning district.

2. Adjacent property zoning designations:

North: CC (Commercial Community) South: CR (Commercial Regional)
East: CR (Commercial Regional) West: City of Colorado Springs (719385-5905)

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

Permitted Use by Right

Comment: A restaurant is permitted within this zoning district.

4. To the best of our knowledge, the subject structure(s) was developed: in accordance with

Comment: Please contact the Pikes Peak Reginal Building Department for details regarding structure.

5. Information regarding variances, special permits/exceptions, ordinances or conditions:

The following apply to the subject property (see comments):

Variance - Documentation attached or is otherwise, no longer available (see comment)

Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)

Comment: BOA-85-103 Dimensional sign Variance
VA-85-038 Variance to allow two (2) wall signs
(letters provided identifies history)



6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property: *The setbacks would be applicable to the property. Setbacks are taken from the edge of right of way or property line. A dimensional variance may be required if ROW has changed or damage exceeds 50% of original build. Non-conforming structures are discussed in Section 5.6.3*

May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).

May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section Section 5.6.3 of the current zoning code/ordinance for details.

7. Code Violations Information:

There do NOT appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property. ***No code violations on the subject parcel.***

8. Certificate of Occupancy, status:

Comment: ***Please contact the Pikes Peak Reginal Building Department***

9. Site Plan Information:

Plot Plan File Number) PBC86001

The subject property was subject to site plan approval; a copy of the approved site plan is attached.

This information was researched on 4/12/2018, 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 during regular business hours.

By:



Printed Name: ***Kari Parsons***

Title: ***Project Manager / Planner II***

Department: ***Planning and Community Development Department***

Phone: 719-520-6300

Table 5-1. Principal Uses.

Use Type	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts			Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate User?	Site Plan Required to Initiate User?						
	F-6	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-2000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4										
	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴						S					S									
Acid Manufacturing																																			
Adult Care Home	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴																		YES	YES		
Agricultural Business		S																															YES		
Agricultural Structure	A	A	A	A																													YES	YES	
Agricultural Stand	A	A	A	A																													YES	YES	
Agriainment	A ⁷	A ⁷	A ⁷	A ⁷																													YES	YES	
Airstrip, Personal																																		YES	YES
Amusement Center, Indoor																			S	A	A												YES	YES	
Amusement Center, Outdoor	S	S	S ²															S	S	S												YES	YES		
Animal Day Care Facility																				A	A	A											YES	YES	
Animal Refuge	S	S	S	S																													YES	YES	
Auction Facility				S	S													S		A													YES	YES	
Automobile and Boat Storage Yards																				S	A	A	A										YES	YES	
Automobile and Trailer Sales																				S	S	A	S										YES	YES	

Notes:
 "A" = Allowed Use, "S" = Special Use, "T" = Temporary Use
 1 Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status
 2 Minimum lot area of 10 acres irrespective of nonconforming lot or parcel status
 3 Minimum lot area of 35 acres irrespective of nonconforming lot or parcel status
 4 Use may be an allowed use or special use depending on size and other criteria. See specific use criteria.
 5 A minimum of 1 acre is required for a private stable.
 6 Marijuana Club is prohibited in all zoning districts.
 7 Minimum area of 35 acres. When less than 35 acres a special use is required.

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					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	T	T	A	A	S	T			
Child Care Center				S ⁴																									
Christmas Tree Sales																													
Club			S																										
CMRS Facility, Freestanding			S																										
CMRS Facility, Stealth			S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Commercial or Retail as Part of Overall Shopping Center																													
Community Building			S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Composting Facility																													
Construction Equipment Storage and Field Offices, Temporary			T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
Contractor's Equipment Yard																													
Convenience Store																													
Copy Shop																													
Dairy			A ³	A ³																									
Dry Cleaning Plant																													
Dwelling, Attached Single-Family							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

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Chapter 5 Use and Dimensional Standards
 Updated thru 01/09/2018
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				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S
Dwelling, Detached Single-Family	A	A	A	A	A	A	A	A	A	A	A	A												S				
Dwelling, Multifamily									A	A																		
Dwelling, Two-Family	S	A	S	S		S			A	A	S																	
Educational Institution, Private	S	S	S	S	S	S	S	S	S	S	S						S	S	S				S	S	A			
Educational Institution, Public	A	A	A	A	A	A	A	A	A	A	A										A	A	A	A	A	A		
Electronic, Electrical, Communication Equipment Manufacturing																					A	A			A			
Emergency Facility, Private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	S	S	S			
Emergency Facility, Public	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Energy Generation Facilities less than 50 MW																						S						
Explosives Manufacturing																						S						
Family Care Home	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴													
Farm	A ³	A ³	A ³	A ³																								
Fertilizer Manufacturing																												
Financial Institution																	A	A	A	A	A	A	A	A	A			

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Firewood Sales		S ²	S ²																		A	A											YES		
Fireworks Sales																																	YES		
Flea Market																																	YES		
Food Processing																																	YES		
Freight Terminal																																	YES		
Fuel Sales and Storage																																	YES		
Funeral Home																																	YES		
Garbage Service Companies																																	YES		
Gas Station																																	YES		
Glue Manufacturing																																	YES		
Golf Course	S	S	S	S																													YES		
Greenhouse																																		YES	
Greenhouse (>1 acre)	S	S	S	S																													YES		
Group Home	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴																	YES			
Half-Way House	S	S	S	S																													YES		

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Hazardous Material Storage																						S	S				A				YES		
Hazardous Waste Facility																								S				S				YES	
Health Club																																YES	
Heavy Equipment Rental, Sales or Storage																																YES	
Home Improvement Center																																YES	
Hospital ¹													S																			YES	
Hospital, Convalescent	S	S																														YES	
Hospital, Veterinary	S	S	S																													YES	
Hotel																																YES	
Human Service Shelter																																YES	
Inert Material Disposal Site	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					YES	YES
Inert Material Disposal Site-Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					YES	YES
Infectious Waste Transfer Station																																YES	
Institution, Philanthropic	S	S	S	S																												YES	
Kennel		A ²	S	S																												YES	

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Laboratory																	S		S	A	A	A	A	A												YES					
Laundromat																	A	A	A																			YES			
Library	S		S	S				S	S								A	A	A				S	S	A													YES			
Light Industry																			S	A	A				S	A													YES		
Light Manufacturing																			S	A	A				S	A													YES		
Liquor Store																	A	A	A						A	A													YES		
Livestock Feed Yard																					S																		YES		
Livestock Sales Yard																																							YES		
Lumber Yard																					S	S	A	A	A	A													YES		
Manufactured Home	A	A	A	A	A	A	A	A	A																															YES	
Marijuana Clubs ⁶																																									
Marijuana Land Use, Medical																				A	A	A																		YES	
Meat Processing, Custom																				A	A	A																		YES	
Medical Clinic																				A	A	A																		YES	
Metal Processing Plant																																								YES	

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	S	T	S	T	S	T	S	S	T	T	T	S	S	T	T	S	S	T	S	S	S	S	S	S	S	S	S	S	S				
Mineral and Natural Resource Extraction Operations, Commercial																																	
Mineral Processing Plant																																	
Mining, Construction-Related	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	YES			
Mini-Warehouse																					S	A	A	A	A					YES			
Mixed-Use Residential Units																					S	S								YES			
Mobile Home, Post-1976																					A	A	A								YES		
Model Home/Subdivision Sales Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T												YES		
Museum	S	S																		A	A	A									YES		
Night Club																					S	A	A								YES		
Nursery, Retail																					S	A	S									YES	
Nursery, Wholesale	A	A	A	A																A	A	A	A	A	A	A	A	A	A		YES		
Office, General																				A	A	A	S	A	A	A	A	A			YES		
Off-Premise Sign																					S	S	S	S	S	S	S	S			YES		
Outdoor Concert																																YES	
Outside Storage																																YES	

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	F-5	A-35	A-5																													
Parking Garage																																
Parking Lot																																
Peddler-Sales																																
Petroleum Refining																																
Plaster Manufacturing																																
Prison, Private																																
Proprietary School																																
Public Building, Way or Space																																
Public Park and Open Space																																
Publishing Companies																																
Race Track																																
Ranch																																
Recreation Camp																																
Recreational Vehicle and Boat Storage																																
Recycling Facility																																

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Rehabilitation Facility										S								A	A	A					A	A	A				YES	
Religious Housing			S						A																					YES		
Religious Institution		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		YES		
Rendering Plant		S	S ²																			S					S			YES		
Rental Services																		A	A	A	S	S	S	A	A	A	A					
Repair Shop																		A	A	A	A						A	A		YES		
Restaurant																		A	A	A	A						A	A		YES		
Retail Sales, General																		A	A	A	S	S	S	A	A	A	A			YES		
Retirement Center																														YES		
Riding Academy		A ²	S ²								A	A															A			YES		
Rodeo		S ²	S ²																											YES		
Salvage Yard																											S			YES		
Sawmill			S ²																			A										
Seasonal Produce Sales																		T	T	T									YES	YES		
Sexually-Oriented Business																		A											YES	YES		

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Shooting Range, Outdoor	S ²	S ²	S ²																												YES	
Shopping Center																		A	A						A					YES		
Slaughterhouse																				S	S				S					YES		
Smelter																				S	S				S					YES		
Solar Farm				S																										YES		
Solid Waste Disposal Site and Facility				S	S															S	S				S					YES		
Stables, Commercial				A ²	S ²																									YES		
Stables, Private				A	A	A	A	A ⁵																						YES	YES	
Store																				A	A	S	A	A	A	A				YES		
Studio																				A	A		A	A	A					YES		
Tannery																										S				YES		
Temporary Housing																															YES	YES
Theater				T	T	T														S	A	A		A	A					YES		
Theater, Outdoor																															YES	
Tiny House, Recreational Vehicle Park				S	S															S	S	S		S	S	A				YES		

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Use Type	Agricultural Zoning Districts			Residential Zoning Districts														Commercial Zoning Districts				Industrial Zoning Districts				Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	Agricultural Zoning Districts			Residential Zoning Districts														Commercial Zoning Districts				Industrial Zoning Districts				Obsolete Zoning Districts						
	F-5	A-15	A-5	RR-5	RR-2.5	RR-0.5	RS-2000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-1							
Tiny House, Single Lot	A	A	A	A								A	A	A	A				S	S	S	S	S			YES		YES				
Tower, Commercial			S																S	S	S	S	S	S		YES		YES				
Trash Transfer Facility																					S		S			YES		YES				
Tree Farm	A	A	A	A																												
Truck and Recreational Vehicle Repair Garage																			A	S	A			A		YES		YES				
Truck Farm		A ²	A																													
Truck Stop		S ²																	S ²		S ²					YES		YES				
Vehicle Repair Garage, Commercial																			S	S	A	S		A	A	YES		YES				
Warehouse																			S	A	A	A		A	A	YES		YES				
Warehouse, Flammable Material																									S	YES		YES				
Waste Tire Recycling			S																						S	YES		YES				
Wholesale Business																			S	A	A	A		A	A	YES		YES				
Wind/Meteorological Measuring Facilities	S	S	S	S									S												S	YES		YES				
Wood Sales (Firewood)	S	S	S																S							YES		YES				
Yard Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	YES						

Notes:
 "A" = Allowed Use, "S" =Special Use, "T"= Temporary Use
¹Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status
²Minimum lot area of 10 acres irrespective of nonconforming lot or parcel status
³Minimum lot area of 35 acres irrespective of nonconforming lot or parcel status
⁴Use may be an allowed use or special use depending on size and other criteria. See specific use criteria.
⁵A minimum of 1 acre is required for a private stable.
⁶Marijuana Club is prohibited in all zoning districts.
⁷Minimum area of 35 acres. When less than 35 acres a special use is required.

Notes:

"A" = Allowed Use, "S" = Special Use, "T" = Temporary Use

¹Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status

²Minimum lot area of 10 acres irrespective of nonconforming lot or parcel status

³Minimum lot area of 35 acres irrespective of nonconforming lot or parcel status

⁴Use may be an allowed use or special use depending on size and other criteria. See specific use criteria.

⁵A minimum of 1 acre is required for a private stable.

⁶Marijuana Club is prohibited in all zoning districts.

⁷Minimum area of 35 acres. When less than 35 acres a special use is required.

Historic Zone District Comparison Chart

2007

2012

Agricultural and Residential Districts

	2007	1991	1984	1980	1975	1942
Agricultural 35 acre	A-35	A-35				
Agricultural 5 acre	A-5	A-1	A-2	A-2, A-3	A-2, A-3	A-2, A-3
Forestry 5 acre	F-5	F	F	F, F-1	F	F
Rural Residential .5 acre	RR-5	RR-1		A-1	A-1	
Rural Residential 2.5 acre	RR-2.5	RR-2		A-6	A-5A	
Rural Residential 5 acre	RR-5	RR-3	A-4	A-4, A-5		
Residential Suburban 20,000 sq ft	RS-20	R	R	R	R	R
Residential Suburban 6,000 sq ft	RS-6	R-1	R-1	R-1	R-1	R-1
Residential Suburban 5,000 sq ft	RS-5	R-2	R-2	R-2	R-2	R-2
Residential Multi-Dwelling Density 12 DU/A	RM-12	N/A				
Residential Multi-Dwelling Density 30 DU/A	RM-30	R-3	R-3	R-3	PURD(deleted)	
Commercial and Industrial Districts						
Neighborhood Commercial	CN	NBD	NBD	NBD		
Commercial Office	CO	POC				
Community Commercial	CC	PBP	PBP	PBP	PBP	Created 1974
Regional Commercial	CR	PBC	PBC		PBC1, PBC2	
Commercial Service	CS	PBD				
Research and Development	I-1	R&D				
Limited Industrial	I-2	PID		PID1, PID2		
Heavy Industrial	I-3	PHID				
Special Purpose Districts						
Residential Topographic	RT	RT				
Manufactured Home Park	MHP	MHP	MHP+MHS	MHPS		
Manufactured Home Subdivision	MHS	MHS	MHP+MHS	MHPS		
Recreational Vehicle Park	RVP	RVP		TTP		
Recreational Vehicle Subdivision	N/A	RVS		FP		
Floodplain	N/A					
Obsolete Districts						
Commercial	C-1	C-1		C-1, C-4, C-5		C-1
Commercial	C-2	C-2		C-2, C-3		C-2, C-3
Industrial	M	M		M, M-1		M
Planned Development	R-4	R-4		R-4		
Overlay Districts						
General Aviation Overlay	GA-O	OA-G				
Commercial, General, Military Aviation Overlay	CGMA-O	OA-CGM				
High Rise Overlay	HR-O	O-HR				

CC

I-1
I-2
I-3

Commissioner Meier moved adoption of the following Resolution:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF EL PASO, STATE OF COLORADO

0135396
BR 57
Cty. 25

RESOLUTION NO. 85-455, Land Use-271

WHEREAS, JVRC, Inc. did file a petition with the Land Use Department of El Paso County on or about September 6, 1985, to rezone the herein described property in El Paso County from the PBP (Planned Business Park) Zone District to the PBC (Planned Business Center) Zone District, as well as waiver of the requirement to submit an application conforming to the requirements of a Preliminary Plan and Final Plat with the PBC rezoning application (Section 4 B. 1. and 3., El Paso County Land Development Code); and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 21, 1985, upon which date the Planning Commission did by formal resolution recommend approval of the subject zone change petition with conditions; and

WHEREAS, a public hearing was held by this Board on December 5, 1985; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Land Use Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested parties were heard at those hearings.
3. That the proposed zoning is in compliance with the recommendations set forth in the master plan for the unincorporated area of the county.
4. That the proposed land use will be compatible with existing and permitted land uses in the area.

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
6. That for the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals convenience, order, prosperity, and welfare of the citizens of El Paso County.
7. That changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED, that the petition of JVRC, Inc. for a zone change from the PBP (Planned Business Park) Zone District to the PBC (Planned Business Center) Zone District for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference be approved;

BE IT FURTHER RESOLVED, that the following conditions shall be placed upon this approval:

1. The setback standards of the proposed PBC (Planned Business Center) District are greater than those of the existing PBP (Planned Business Park) District thereby providing greater flexibility for future road right-of-way.
2. A Plot Plan conforming to the standards of Section 37 must be approved by the Land Use Administrator prior to the issuance of building permits.

BE IT FURTHER RESOLVED, that the requested waiver of the requirement to submit an application conforming to the requirements for a Preliminary Plan and Final Plat with the PBC (Planned Business Center) rezoning application (Section 4 B. 1. and 3., El Paso County Land Development Code) be and hereby is approved.

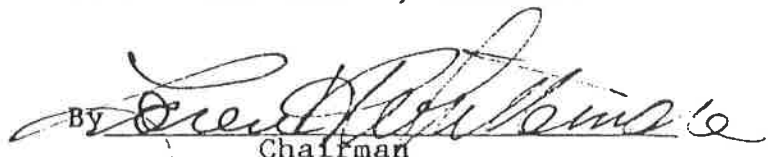
AND BE IT FURTHER RESOLVED, that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 5th day of December, 1985, at Colorado Springs, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:


Deputy County Clerk

By 
Chairman

Commissioner Morrison seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Whittemore	aye
Commissioner Klotz	aye
Commissioner Morrison	aye
Commissioner Meier	aye
Commissioner Harris	aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of El Paso, State of Colorado

Resolution No. 85-455, Land Use-271
EXHIBIT A

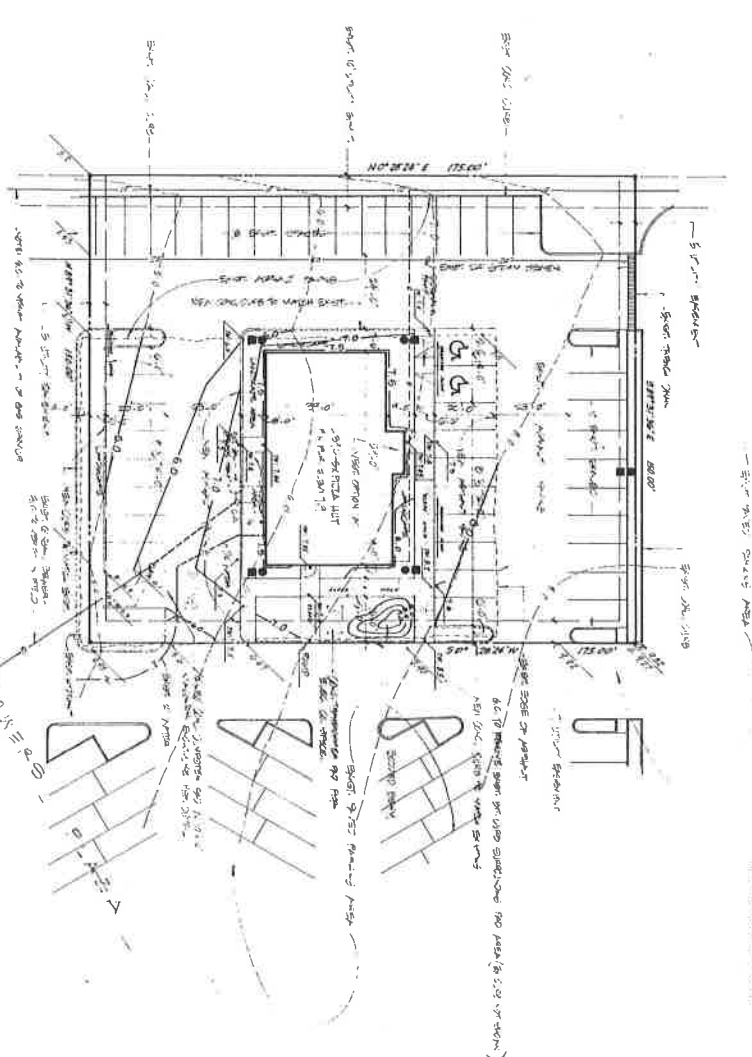
A tract of land located in the Southwest quarter of Section 6, Township 14 South, Range 65 West of the 6th P.M., in El Paso County, Colorado, and more particularly described as follows:

Lot 3, Block 1, Waldorf Subdivision as recorded in Plat Book P-3 at Page 83 of the Records of El Paso County, Colorado, containing 0.60 acres, and

Lots 1, 2, and 5, Powers Plaza as recorded in Plat Book W-3 at Page 4 of said Records and containing 10.35 acres.

POWERS BOULEVARD (R.O.W. VARIES)

STANDARD SPECIFICATIONS
 SECTION 05010 - CONCRETE
 05010 - 1.0 - GENERAL
 A. Section Includes
 1. Formwork for concrete
 2. Concrete
 B. Related Sections
 1. Steel Decking - Section 05020
 2. Formwork for concrete - Section 05010
 3. Reinforcing Steel - Section 05022
 C. Finish
 1. Cast in place concrete
 2. Formwork
 a. Formwork shall be in accordance with the current edition of the "Formwork Manual" published by the Formwork Institute, Inc., or its successor.
 b. Formwork shall be maintained in a true and plumb position during placement and curing of concrete.
 c. Formwork shall be braced and shored to prevent deflection or movement which would affect the quality of the concrete.
 d. Formwork shall be removed as soon as the concrete has gained sufficient strength to support its own weight and any imposed loads.
 e. Formwork shall be removed in a manner which will not damage the concrete surface.
 f. Formwork shall be cleaned, oiled, and stored for future use.
 g. Formwork shall be stored in a safe and secure place.



ATTACHED ARE THE RECOMMENDED DIMENSIONS OF THE RESTAURANT BUILDING FOR THE TOWN OF COLORADO SPRINGS. THE TOWN OF COLORADO SPRINGS HAS REVIEWED THE PLAN AND HAS APPROVED THE PLAN FOR THE TOWN OF COLORADO SPRINGS.

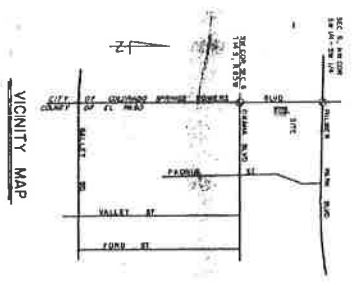
APPROVED
 TOWN OF COLORADO SPRINGS
 ENGINEER
 DATE 7/28/95



PROPOSED PIZZA HUT RESTAURANT
 COLORADO SPRINGS, COLORADO

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EXISTING CONCRETE
---	EXISTING FOOTING
---	EXISTING FOUNDATION
---	EXISTING RETAINING WALL
---	EXISTING CURB
---	EXISTING DRIVE
---	EXISTING SIDEWALK
---	EXISTING UTILITY



LEGAL DESCRIPTION:
 A certain tract of land located in the SW 1/4 of the SW 1/4 of Section 5, T12N, R67E of
 Range 67, Township 12 North, Range 67 East, Section 5, T12N, R67E, of
 the Fort Collins, Colorado and being more fully
 described as follows: Beginning at a point on the
 east line of the said Section 5, T12N, R67E, 50 feet
 south of the northeast corner of the said
 Section 5, T12N, R67E, 50 feet north of the
 point of beginning, containing 5.46 acres (5.46 ±).

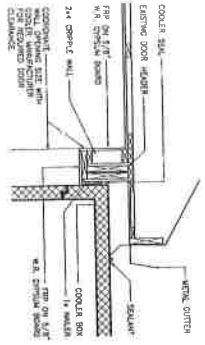
- NOTES:
1. See plan for details.
 2. Foundation - In concrete finished surface.
 3. Foundation - See notes.
 4. Foundation - See notes.
 5. Foundation - See notes.
 6. Foundation - See notes.
 7. Foundation - See notes.
 8. Foundation - See notes.
 9. Foundation - See notes.
 10. Foundation - See notes.

DATE	BY	CHKD
7/28/95	PK	PK
7/28/95	PK	PK
7/28/95	PK	PK
7/28/95	PK	PK
7/28/95	PK	PK
7/28/95	PK	PK
7/28/95	PK	PK

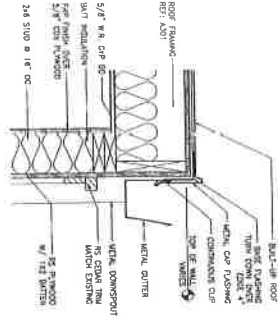
PIZZA HUT, INC.
 9111 EAST BROADWAY
 POST OFFICE BOX 428
 WICHITA, KANSAS 67201

THE DESIGN AND DETAIL EXCLUSIVE RIGHTS OF PIZZA HUT, INC. AND SMALL BUSINESS ENTERPRISES OF PIZZA HUT, INC. ARE HEREBY PROTECTED BY TRADE DRESS. THE TRADE DRESS OF PIZZA HUT, INC. IS THE PROPERTY OF PIZZA HUT, INC. AND IS NOT TO BE REPRODUCED OR MIMICED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PIZZA HUT, INC.

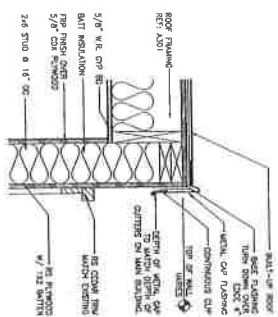
©1983 PIZZA HUT, INC.



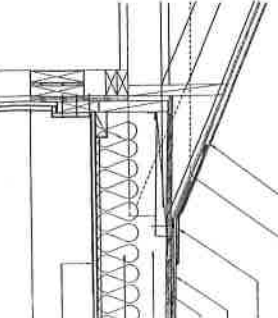
9 EXISTING TO COOLER WALL DETAIL
SCALE: 3/4" = 1'-0"



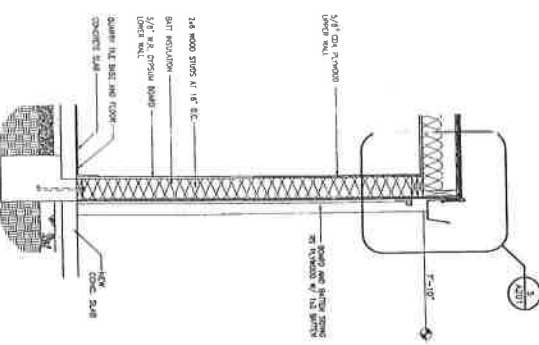
5 RBD EXPANSION WALL DETAIL
SCALE: 3/4" = 1'-0"



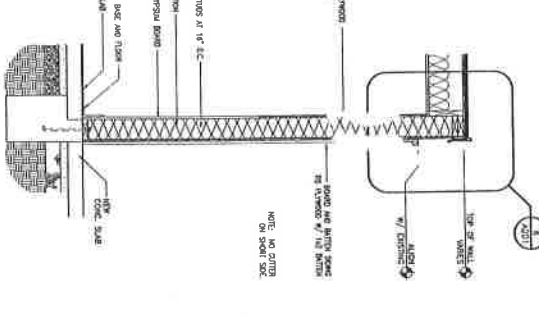
6 RBD EXPANSION WALL DETAIL
SCALE: 3/4" = 1'-0"



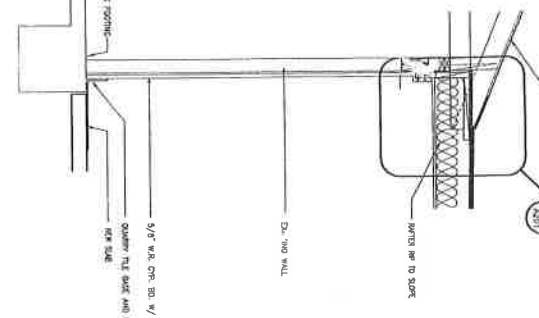
7 RBD EXPANSION WALL DETAIL
SCALE: 3/4" = 1'-0"



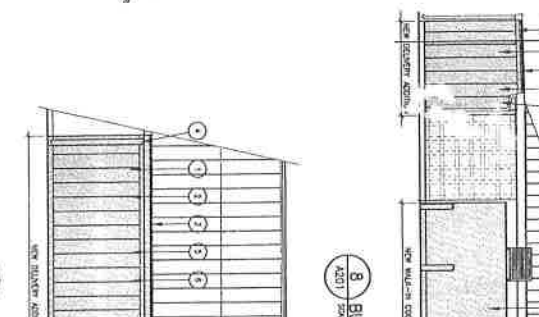
1 RBD EXPANSION WALL SECTION
SCALE: 3/4" = 1'-0"



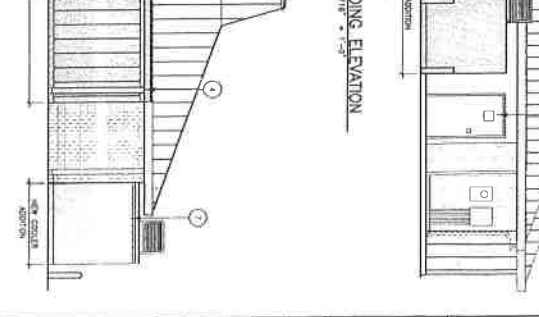
2 RBD EXPANSION WALL SECTION
SCALE: 3/4" = 1'-0"



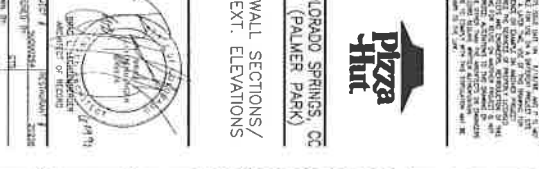
3 RBD EXPANSION WALL SECTION
SCALE: 3/4" = 1'-0"



8 BUILDING ELEVATION
SCALE: 3/4" = 1'-0"



4 PARTIAL BUILDING ELEVATION
SCALE: 3/4" = 1'-0"



10 PARTIAL BUILDING ELEVATION
SCALE: 3/4" = 1'-0"

11 PIPE BOLLARD
SCALE: 3/4" = 1'-0"

RBD ADDITION FINISH SCHEDULE											
NO.	SPACE	FLOOR	FINISH	NO.	FINISH	NO.	FINISH	NO.	FINISH	NO.	FINISH
1	CEILING	PLASTER	PAINT	2	WALLS	PLASTER	PAINT	3	FLOORS	CONCRETE	PAINT
4	DOORS	WOOD	GLASS	5	WINDOWS	WOOD	GLASS	6	ROOFING	ASPH/FLT	INSULATION

KEYNOTES

- CONTRACT AND FINISHING AND ASK FOR RBD EXPANSION WALL FINISHING
- INSTALL NEW RBD EXPANSION WALL FINISHING
- INSTALL NEW METAL DUTTER AND DOWNSPOUTS AT RBD EXPANSION
- CONTRACT AND FINISHING AND ASK FOR RBD EXPANSION WALL FINISHING
- INSTALL NEW METAL DUTTER AND DOWNSPOUTS AT RBD EXPANSION
- CONTRACT AND FINISHING AND ASK FOR RBD EXPANSION WALL FINISHING
- INSTALL NEW METAL DUTTER AND DOWNSPOUTS AT RBD EXPANSION
- CONTRACT AND FINISHING AND ASK FOR RBD EXPANSION WALL FINISHING

PIZZA HUT

COLORADO SPRINGS, CO
(PALMER PARK)

WALL SECTIONS/
EXT. ELEVATIONS

PROJECT: PALMER PARK

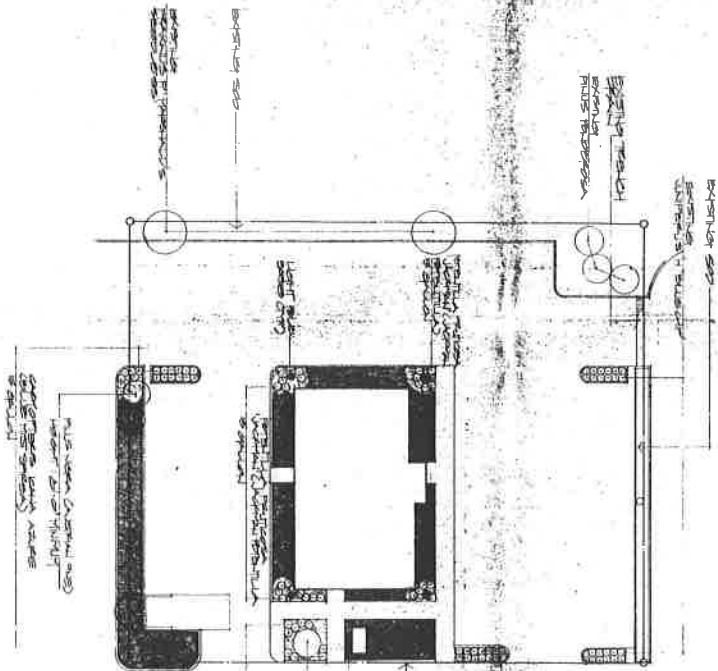
DATE: 06/19/98

SCALE: 3/4" = 1'-0"

NO. DATE REVISIONS

1 06/19/98

FEWERS BELLEVARD



B
 This Project is Customer (PUB)
 height 2 of 1/1/11

B
 This Project is Customer (PUB)
 height 2 of 1/1/11

B

F

LEGEND

- Wall of Room - Glass or other
- Club Rooms
- Club Rooms

LANDSCAPE PLAN AT FEWERS CENTRE



EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO

COLORADO SPRINGS, COLORADO 80903

October 4, 1985

Mr. "Dutch" Schulz
J.V.R.C., Inc.
7710 North Union Boulevard
Colorado Springs, Colorado 80918

RE: BOA-85-103

This is to inform you that the above-referenced request to allow a fascia sign, the square footage of which equals fifteen and four-tenths percent (15.4%) of the front wall square footage where the size of such signs is limited to five percent (5%) of the front wall square footage in the PBP (Planned Business Park) District, for property located in Powers Centre in Cimarron Hills, was heard and approved by the El Paso County Board of Adjustment on October 3, 1985. The following notations were placed upon this approval:

1. All exterior signs in PBP (Planned Business Park) District and PBC (Planned Business Center) District shall have a mutually unifying element. This may be by color, size, shape, lettering style, materials and/or any other elements which relate signs to each other.
2. The sign shall not project above highest point of building.

Should you have any questions or if I can be of further assistance, please contact me at 520-6300.

Sincerely,

Lisa M. Rothschild
Associate Planner

VA-85-38
542.06

VARIANCE OF USE
J.V.R.C., INC.

A request by J.V.R.C., Inc. to allow two (2) wall signs in the PBP (Planned Business Park) District. The property is located in Powers Centre which is east of Powers Boulevard between Palmer Park Boulevard and Omaha Boulevard in the Cimarron Hills Industrial area.

PLANNING COMMISSION ACTION: The request was approved unanimously (9-0) at the November 18, 1985, meeting of the Planning Commission, with the following conditions:

1. This approval is limited to the addition of a second wall (fascia) sign only.
2. The sign shall not exceed eighty-eight (88) square feet.

SPEAKING FOR: David Marotti with JVRC.

SPEAKING AGAINST: None.

PUBLIC NOTICE: The property was posted on NOV 22, 1985.

PUBLIC NOTIFICATION: Adjoining property owners were notified of this meeting on _____ 1985.

ADJOINING LAND USE AND ZONING

North	Shopping Center	PBP (Planned Business Park) District
South	Vacant	PBP (Planned Business Park) District
East	Vacant	PBP (Planned Business Park) District
West	Vacant	R (Estate - Single Family Residential) - City of Colorado Springs

HISTORY: The property was platted into Waldorf Subdivision and zoned to the PBP (Planned Business Park) District in the early 1980's. The applicant submitted a zone change request from the PBP (Planned Business Park) District to the PBC (Planned Business Center) District which was approved by the El Paso County Planning Commission on October 21, 1985. The request will be heard by the Board of County Commissioners on December 5, 1985.

THE DEPARTMENT OF TRANSPORTATION has no comment.

THE CITY OF COLORADO SPRINGS has no comment.

SECTION 35.9

STANDARDS GOVERNING THE APPROVAL OR DISAPPROVAL
OF A PETITION FOR A USE VARIANCE

The Planning Commission may recommend approval or disapproval of a petition for a use variance to the Board of County Commissioners. The Board of County Commissioners may either approve or disapprove a petition for a use variance. As a minimum, all actions shall be based upon standards set forth in this Code. The power of the Board of County Commissioners to vary the provisions of these zoning regulations is permissive, not mandatory, and shall not be exercised in such a way as to frustrate the scheme or intent of the Zoning Regulations. The power to grant variances shall be exercised sparingly and in exceptional situations where the strict application of any of the provisions of these Zoning Regulations would result in peculiar and exceptional practical difficulties or undue hardship upon the owner of the property.

THE LAND USE DEPARTMENT comments

- 1) The request is to allow the proposed Pizza Hut Restaurant to contain its standard two signs.
- 2) The request for two signs is to allow a variance from Section 35.4 E 6. (a) of the sign regulations only. All other development requirements of the current PBP (Planned Business Park) District or the proposed PBC (Planned Business Center) District will apply.
- 3) The applicant received Board of Adjustment approval on October 3, 1985, to allow a fascia sign, the square footage of which equals 15.4% of the front wall square footage where the size of such signs is limited to five percent (5%) of the front wall square footage in the PBP (Planned Business Park) District.

ENCLOSURES:

Vicinity Map
Letter of Intent
Sign Plans (2)
Planning Commission Resolution

Prepared by:
Lisa Rothschild
/85

VARIANCE OF USE (Approved)

Commissioner Breuning moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. VA-85-38

WHEREAS, J.V.R.C., Inc. did file an application with the Land Use Department of El Paso County on or about October 4, 1985, for approval of a variance of use within the PBP (Planned Business Park) Zone District to permit two (2) wall signs for property located in Powers Centre in the Cimarron Hills Industrial area, where such is not permitted; and

WHEREAS, a public hearing was held by this Commission on November 18, 1985; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Land Use Department, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that hearing.
3. That the proposed variance of use conforms to Section 35.9, Standards Governing the Approval or Disapproval of a Petition for a Use Variance, of the El Paso County Zoning Resolutions.
4. That the proposed variance is in compliance with the recommendations set forth in the master plan for the unincorporated area of the county.
5. That the proposed land use will be compatible with existing and permitted land uses in all directions.

6. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
7. That the strict application of the El Paso County Zoning Resolutions would result in peculiar and exceptional practical difficulties or undue hardship upon the owner of the property.
8. That for the above-stated and other reasons, the proposed variance of use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the petition of J.V.R.C., Inc. for a variance of use within the PBP (Planned Business Park) District to permit two (2) wall signs for property located in Powers Centre in the Cimarron Hills Industrial area, where such is not a permitted use for the following described unincorporated area of El Paso County be approved:

A tract of land located in the Southwest quarter of Section 6, Township 14 South, Range 65 West of the 6th P.M., in El Paso County, Colorado, and more particularly described as follows:

Lot 3, Block 1, Waldorf Subdivision as recorded in Plat Book P-3 at Page 83 of the Records of El Paso County, Colorado, containing 0.60 acres, and

Lots 1, 2 and 5, Powers Plaza as recorded in Plat Book W-3 at Page 4 of said Records and containing 10.35 acres

The tract of land described herein contains a total of 10.95 acres.

AND BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

1. This approval is limited to the addition of a second wall (fascia) sign only.
2. The sign shall not exceed eighty-eight (88) square feet.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

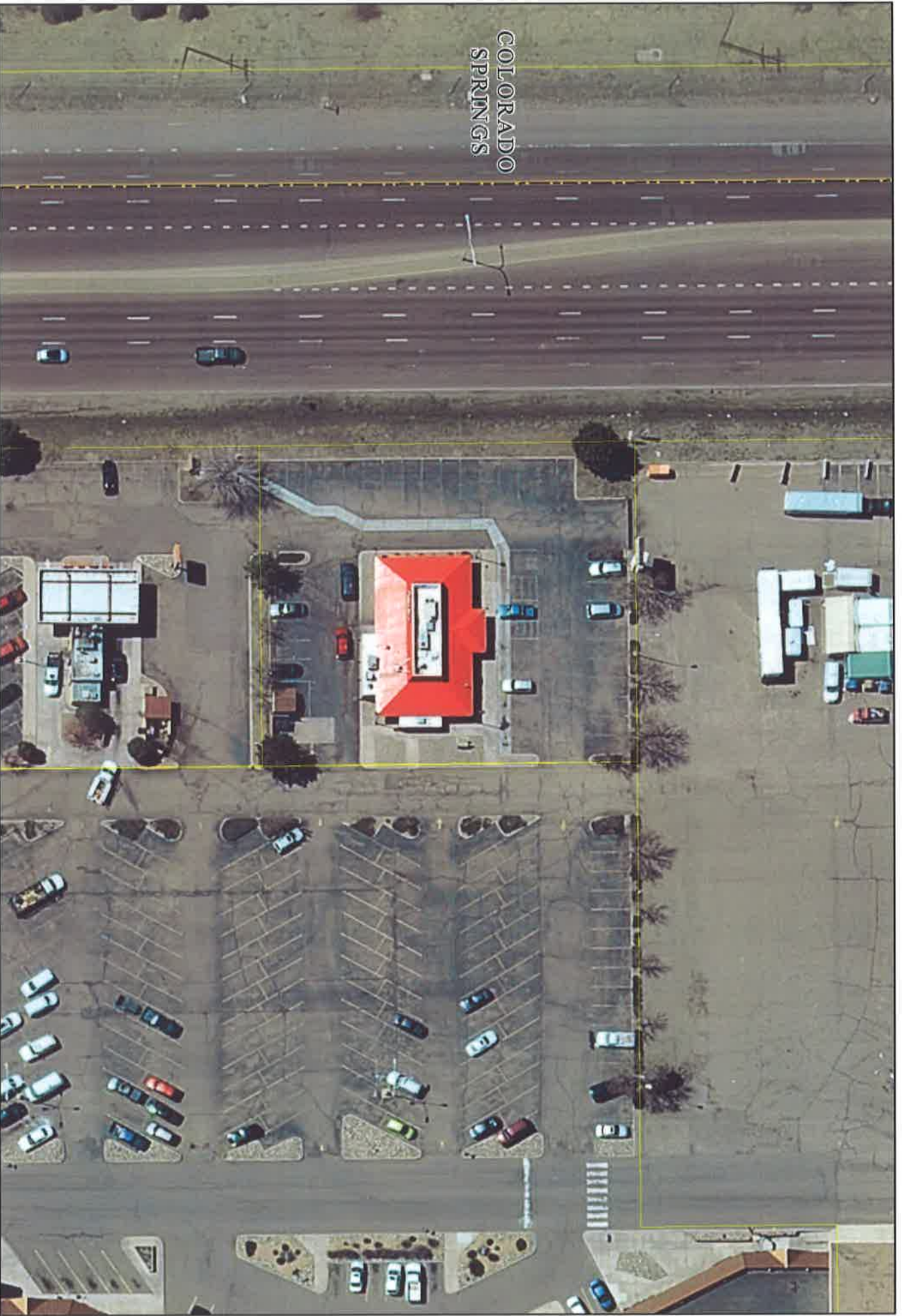
Commissioner Pfalmer seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Field	aye
Commissioner Hyland	aye
Commissioner Hyer	aye
Commissioner Woodward	aye
Commissioner Pfalmer	aye
Commissioner Breuning	aye
Commissioner Carlson	aye
Commissioner Lipskin	aye
Commissioner Conover	aye

The Resolution was adopted by a unanimous vote of 9 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: November 18, 1985.



COLORADO
SPRINGS

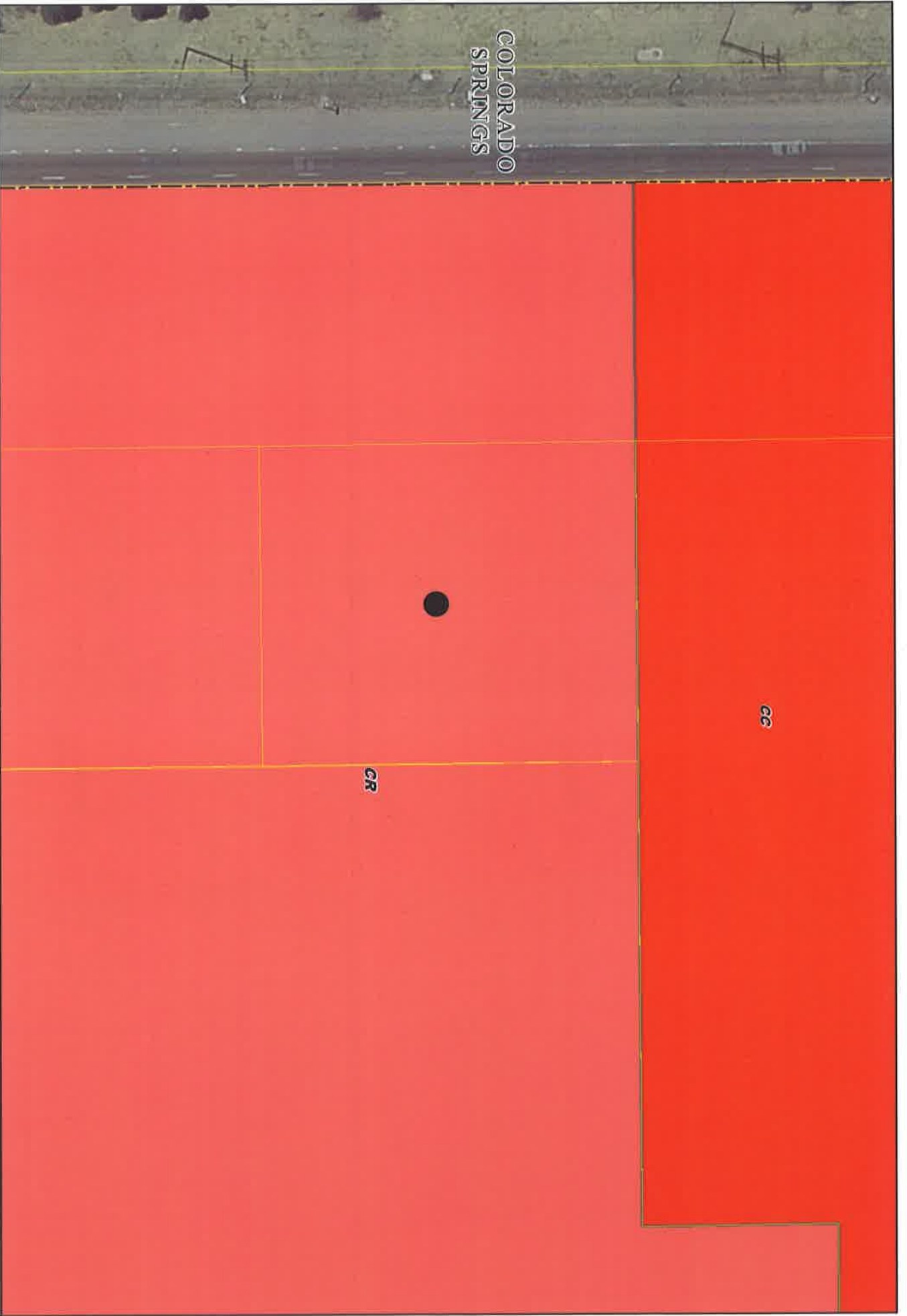


Scale 1:695

El Paso County, Colorado Development Services Department Planning Division GIS Data Viewer



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COLORADO
SPRINGS

CC

CR



Scale 1:695

El Paso County, Colorado
Development Services Department
Planning Division GIS Data Viewer



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El Paso County Development Services Department



Richard Anderwald
Development Services Director

Paul Danley
Engineering Division Manager

Imad Karaki
Customer Service Division Manager

Carl F. Schueler
Planning Division Manager

February 4, 2005

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

Attn: Trinia Mullins

You have requested zoning information on the property known as Powers Centre located at the southeast corner of Powers and Palmer Park Boulevards. Planning staff had requested tax schedule numbers or legal descriptions of the property(s) in connection with Powers Centre. You have provided a map noting the boundaries of the property which is identified by the following tax schedule numbers: 54063-04-001; 002; 026; 003; 030; 025 and 019. A copy of the El Paso County Assessor's map is also enclosed noting the boundaries that you have designated noting the individual tax schedule numbers. This is provided as a matter of information to insure that we have addressed the correct property.

Your letter of request has several inquiries and the Planning Division will provide information as follows:

- What is the current zoning of the property?

The property known as Powers Centre has two zoning districts: PBP (Planned Business Park) District and PBC (Planned Business Center) District. A "highlighted" zoning (#542.06) map is enclosed for your further information, as well as a copy of these zoning districts from the El Paso County Land Development Code noting the permitted principal uses.

- Is the property in any special, restrictive or overlay district?

Yes, the property is located in the OA-CGM (Airport Zone-Commercial, General, Military) District. A copy of this zone district (Section 30B) from the El Paso County Land Development Code is enclosed for your further information.

- What are the abutting zoning designations?

The City of Colorado Springs lies to the west across Powers Boulevard. They would need to be contacted for that particular zoning designation. The City Planning Department can be contacted at 719-385-5905. The property lying north of the subject across Palmer Park Boulevard is zoned PBC (Planned Business Center) District. The property adjacent on the east side is zoning PID (Planned Industrial) District and the properties adjacent on the south are zoned PBP (Planned Business Park) District and PID (Planned Industrial District. Zoning maps 542.06 and 542.07 are enclosed for your further information.

- Was this a Planned Unit Development? If so, can we please get a copy of the PUD?

No, the property is not a PUD zone.

- Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them? If these are not available, would you briefly outline the condition of the applicable document?

Review by Planning Staff notes a sign variance (BOA-85-103), a variance for an additional free-standing sign (VA-86-014 and a Special Use to allow an outdoor amusement center (AL-97-031). Copies of these variances are enclosed for any comments and/or conditions.

- Are there any legal nonconforming issues?

None known.

- To the best of your knowledge, do your records show any unresolved Zoning or Building Code Violations and /or complaints?

The records of the El Paso County Planning Division show no current zoning violations on the property. Building Code violations would be a function of the Regional Building Department. They can be contacted at 719-327-2880.

- Was this property developed with Site Plan approval? If so, could we get a copy of the approved plan and/or conditions?

Each "pad site" within the Center was developed with Site Plan approval. Approved plot plans which generally measure 24" x 36", would require a \$5.00 per page charge if you require copies. With a single exception, (tax schedule number 54063-04-001, which is improved with a Seven-11 convenience store), we are able to provide Site Plan Approvals for each tax schedule number referenced in the first paragraph of this letter. We have also included the comment section for you from our files for your further review. Included is PBP-81-002 Z, K-Mart; PBC-94-001, Conoco; PBC-93-001, Wendy's; PBC-88-002, Original Hamburger Stand; PPR-98-005, Volleybar & Grill; and PBC-95-00, Big-O Tires.

The Development Services Department is not in a position at this time to neither specifically verify compliance with these plot plans nor verify in detail whether all of these approvals are still valid (i.e. whether any of the prior approvals have been superseded by more recent ones).

- Is this site in compliance with the current Zoning Ordinance Code?

It is difficult to cite compliance with the current Zoning Ordinance Code without knowledge of the current tenants and use of the structures on the property. If the tenants and uses currently on the property fall within the permitted principal uses in the PBP (Planned Business Park) District and the PBC (Planned Business Center) District, as each is zoned, then compliance could be affirmative. Staff is not aware of any non-compliance issues at this time.

The extent of this letter is limited to the application of the El Paso County zoning regulations. Building Codes, Individual Sewage Disposal system regulations and Water provisions are the functions of other regulatory agencies.

Should you have any questions or I can be of further assistance, please contact me at (719) 520-6300.

Sincerely,

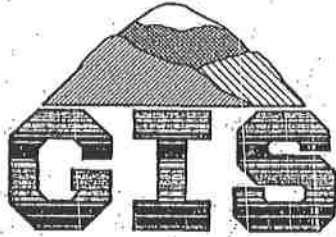
A handwritten signature in black ink, appearing to read 'Carl F. Schueler', with a long horizontal flourish extending to the right.

Carl F. Schueler,
Planning Division Manager

Cc: file: ADM-05-002

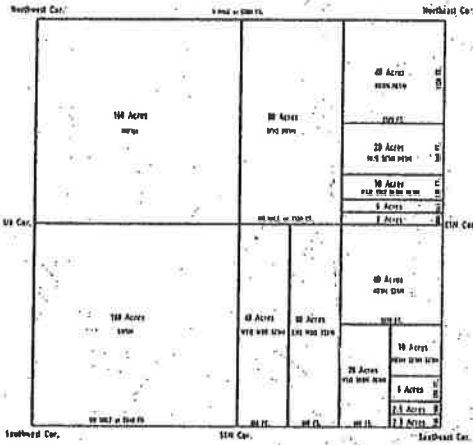
ASSESSOR MAP

ASSESSOR



Geographic Information System

El Paso County Colorado

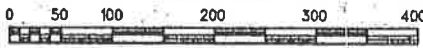


Rectangular Survey of One Section



January 05, 2002

SCALE OF FEET



© Copyright 2001 El Paso County

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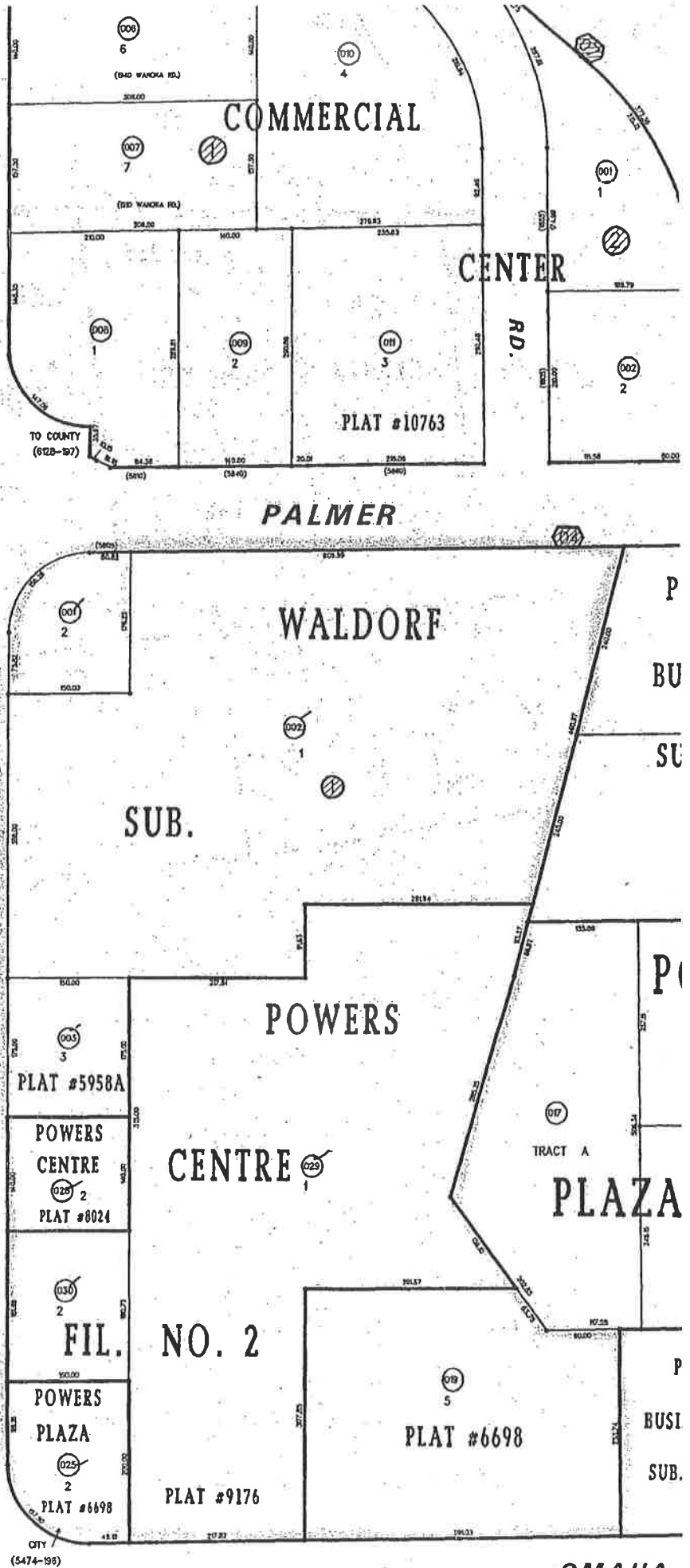
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ADJOINING 64014

POWERS

BLVD.



CITY (5474-198)

OMAHA

ZONING MAPS

ZONE MAP 542.06

El Paso County Planning Department

- F Forest & Recreation
- A1 Agricultural
- A35 Agricultural 35 acres
- RR1 Rural Residential 1/2 acres
- RR2 Rural Residential 2 1/2 acres
- RR3 Rural Residential 5 acres
- RT Residential Topographic
- R Residential (20,000 sq-ft. SF)
- R1 Residential (6,000 sq-ft. SF)
- R2 Residential (4,500 sq-ft. SF 7,000 sq-ft. DUP)
- R3 Residential (5,000 sq-ft. MF)
- PUD Planned Unit Development (Refer to Development Plan & Guide)
- NBD Neighborhood Business
- POC Planned Office Complex
- PBP Planned Business Park
- PBD Planned Business
- PBC Planned Business Center
- PID Planned Industrial
- PHID Planned Heavy Industrial
- R&D Research & Development
- MHP Mobile Home Park
- MHS Mobile Home Subdivision
- RVP Recreational Vehicle Park
- RVS Recreational Vehicle Subdivision
- HMT Hazardous Waste Transfer Storage
- R4 ** Planned Development
- C1 ** Commercial
- C2 ** Commercial
- M ** Industrial
- ** Obsolete

Please note: Hyphens have been omitted from zoning codes to reduce the occurrence of overlapping labels.

Zoning Boundary

- Airport - Commercial, General, Military (OA-CGM)
- Airport - General Aviation District (OA-G)
- High Rise District (O-HR)
- Municipality
- Military
- Parks

Vicinity Map

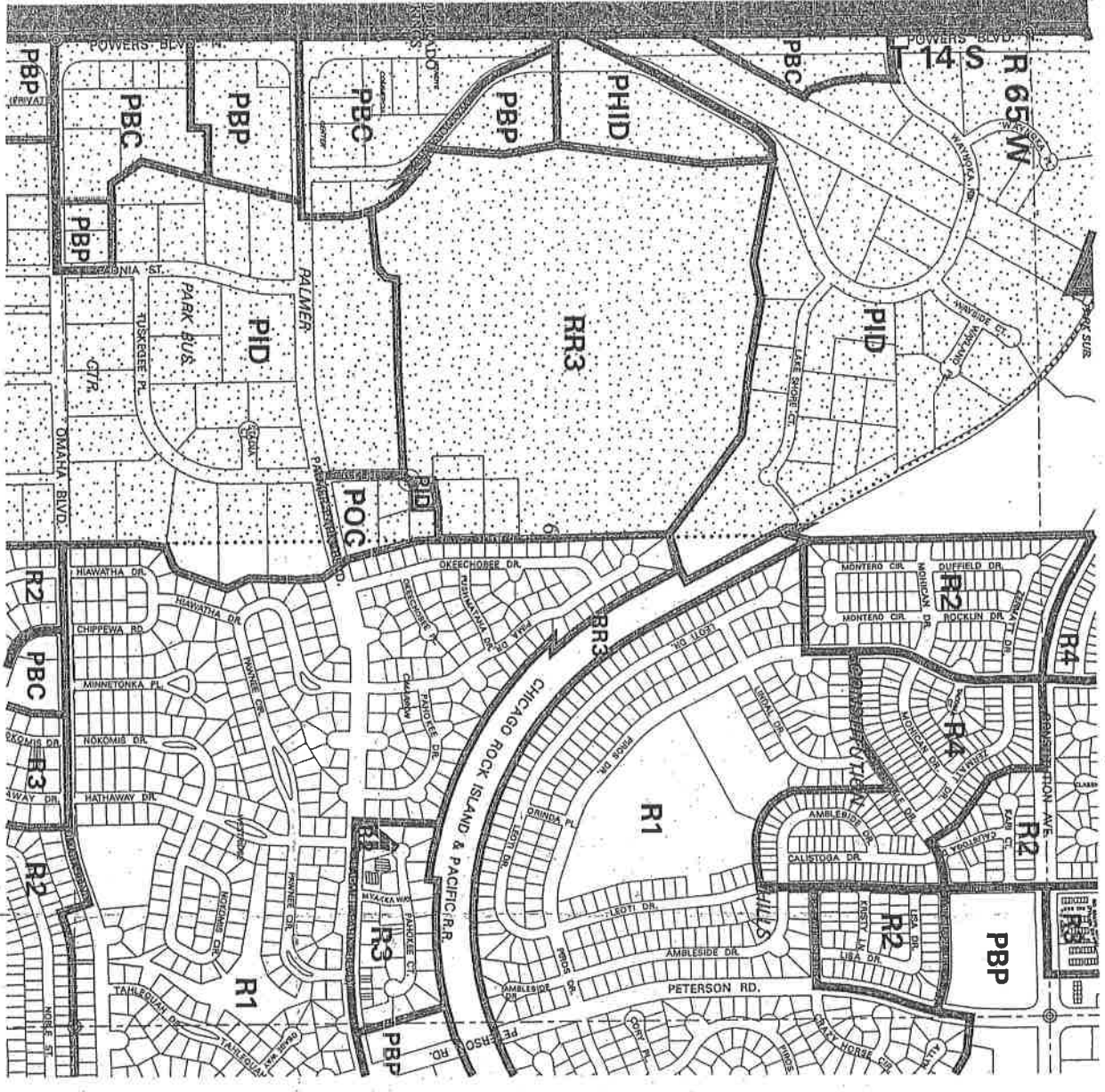
Locator

	5	4
	7	8
	18	17
	16	

Zone Map 542

Print Date: May 2003

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ZONE MAP 542.07

El Paso County Planning Department

- F Forest & Recreation
- A1 Agricultural
- A35 Agricultural 35 acres
- R11 Rural Residential 1/2 acres
- RR2 Rural Residential 2 1/2 acres
- RR3 Rural Residential 5 acres
- RT Residential Topographic
- R Residential (20,000 sq.ft. SF)
- R1 Residential (6,000 sq.ft. SF)
- R2 Residential (4,500 sq.ft. SF 7,000 sq.ft. DUP)
- R3 Residential (5,000 sq.ft. MF)
- PUD Planned Unit Development (Refer to Development Plan & guide)
- NBD Neighborhood Business
- POC Planned Office Complex
- PBP Planned Business Park
- PBD Planned Business
- PBC Planned Business Center
- PID Planned Industrial
- PHID Planned Heavy Industrial
- R&D Research & Development
- MHP Mobile Home Park
- MHS Mobile Home Subdivision
- RVP Recreational Vehicle Park
- RVS Recreational Vehicle Subdivision
- HMT Hazardous Waste Transfer Storage
- R4 ** Planned Development
- C1 ** Commercial
- C2 ** Commercial
- M ** Industrial
- ** Obsolete

Zoning Boundary

- Airport - Commercial, General, Military (OA-CGM)
- Airport - General Aviation District (OA-G)
- High Rise District (O-HR)

Municipality

- Military
- Parks

Scale 1" = 600'

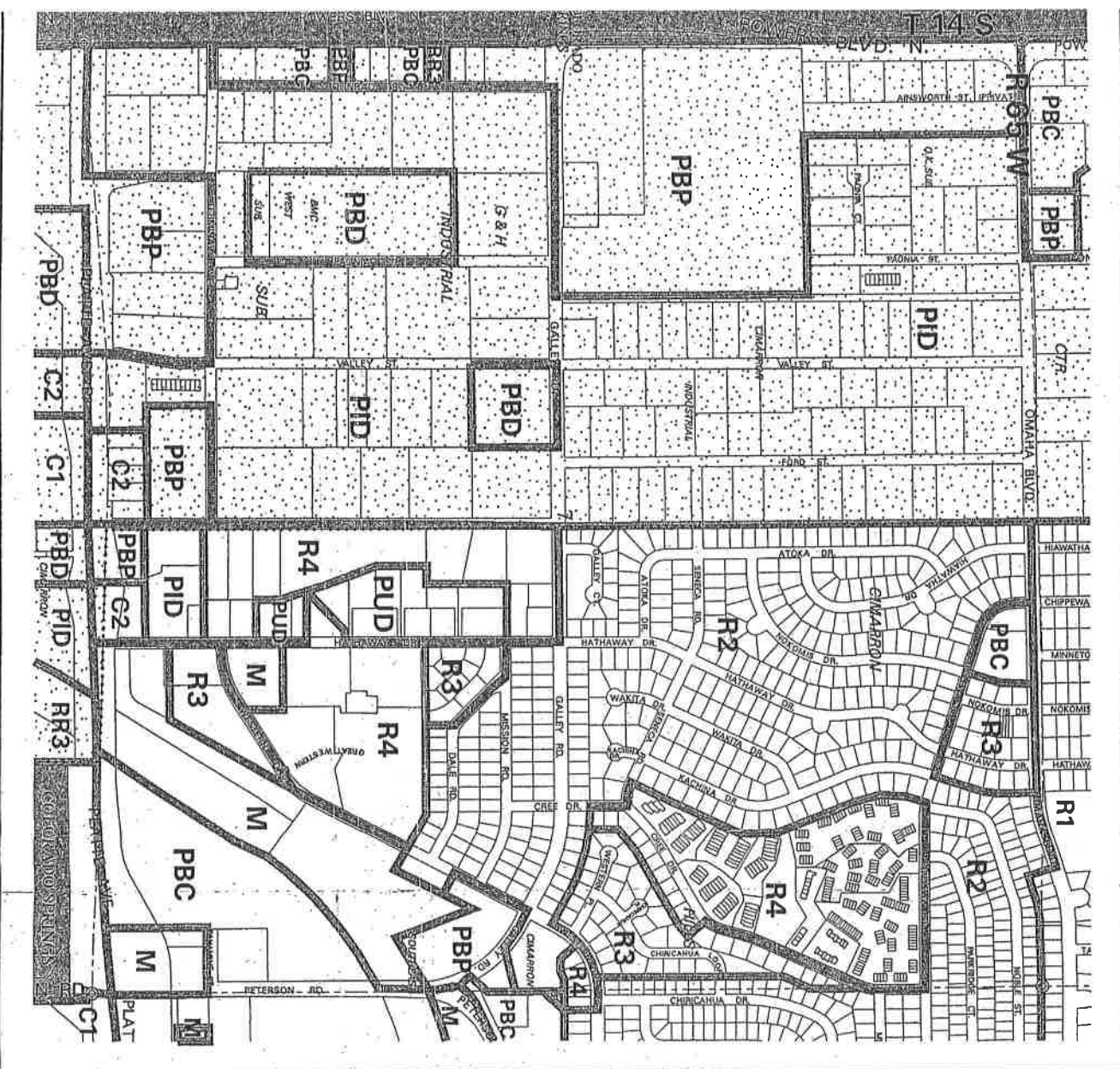
Vicinity Map

Locator

6	5	4
18	17	16

Print Date: August 2004

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VARIANCES

INDEX NUMBER REPORT

INDEX NUMBER: AL 97031

Date: 4-FEB-05

Page: 1

Acroage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
2.610		0	0	0	31703	1	LIGHT	98014797	20698	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File Act	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		111897	A	121197	A	0	0	0		0	100397	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
FREEDOM PROPERTIES	542.060			PBC		0
5837 OMAHA BLVD	0.000					0
DOORMAN, TODD	0.000					0
4980 BLUESTEM DR	0.000					0
COLORADO SPRINGS CO 80917	0.000					0
\	0.000					0
570-0965	0.000					0

Project Information

Consultant Information

SPECIAL USE TO ALLOW OUTDOOR AMUSEMENT CENTER. REF FILES: BOA-85-036;PBC-85-004

Index number affects the following parcel(s):

5406304019

Parcel	Owners Information (Name and address)	House Number - Street
5406304019	DORMAN PROPERTIES LLC 7465 SWAN RD COLORADO SPRINGS, CO 80908 80908	5837 OMAHA BLVD

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304019	SCL	0	6698		2130	261	1	TA	1998	2029	0

I N D E X N U M B E R R E P O R T
Date: 4-FEB-05

INDEX NUMBER: AL 97031

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304019	400	19921223	6095	805	LOT 5 POWERS PLAZA
	0	19931229	6345	1066	
	0	19931229	6345	1068	
	0	19931229	6345	1065	
	3700	19950609	6663	538	
	3127	19971231			

Index Number Comments

*
November 21, 1997

Freedom Properties
Timothy C. Hoiles
2975 Broadmoor Valley Road, Suites 203 and 204
Colorado Springs, Colorado 80906

S. Todd Dorman
4980 Bluestem Drive
Colorado Springs, Colorado 80917

RE: Use Subject to Special Review - Outdoor Amusement Center (AL-97-031)

This is to inform you the above-referenced request by Freedom Properties (owner) and Todd Dorman (petitioner) for Use Subject to Special Review approval to allow an outdoor amusement center on approximately 2.61 acres was heard by the El Paso County Planning Commission on November 18, 1997, at which time a recommendation for approval was made. The property (Tax Schedule #54063-04-019 is zoned PBC (Planned Business Center) District and is located approximately 1/16 mile northeast of the intersection of Powers and Omaha Boulevards.

The following conditions and notations were placed upon this recommendation:

CONDITIONS:

1. Approval is for an Outdoor Amusement Center developed in accordance with the site plan as approved by the Board of

Index Number Comments

County Commissioners.

2. A lighting plan, approved by the Airport, an Erosion Control Plan and a Site Construction Plan shall be provided to the Planning Department in conjunction with the submittal of the administrative plot plan review requirements.
3. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 Approach Surface.
4. No electromagnetic, light, or any physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.
5. Conditions stipulated by the Major Thoroughfare Task Force shall be adhered to.
6. The plot plan submitted for authorization for the issuance of a building permit shall address, among other things, drainage and erosion control to the satisfaction of the El Paso County Department of Transportation.

NOTATIONS

- 1.* Special use approval includes conditions of approval and the accompanying plot plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the Land Development Code.
- 2.* The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions or standards are being violated, preceded by notice and public hearing.
- 3.* If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.
4. Administrative plot plan review is required prior to issuance of a building permit.
5. Issuance of a liquor license is required prior to operation of

Index Number Comments

the bar.

6. Use Subject to Special Review requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

* The above notations are abbreviated: they have the same force and effect as the items found within their entirety in Sections 35, 8 C.1., C.3., D., E., and F. of the El Paso County Land Development Code.

The Planning Commission is advisory to the Board of County Commissioners. This item has been tentatively scheduled to be heard by the Commissioners on December 11, 1997.

*
December 18, 1997

Freedom Properties
Timothy C. Hoiles
2975 Broadmoor Valley Road, Suites 203 and 204
Colorado Springs, Colorado 80906

S. Todd Dorman
4980 Bluestem Drive
Colorado Springs, Colorado 80917

RE: Use Subject to Special Review - Outdoor Amusement Center (AL-97-031)

This is to inform you the above-referenced request by Freedom Properties (owner) and Todd Dorman (petitioner) for Use Subject to Special Review approval to allow an outdoor amusement center on approximately 2.61 acres was heard and approved by the Board of County Commissioners on December 11, 1997. The property (Tax Schedule #54063-04-019) is zoned PBC (Planned Business Center) District and is located approximately 1/16 mile northeast of the intersection of Powers and Omaha Boulevards.

Index Number Comments

The following conditions and notations were placed upon this approval:

CCNDITIONS:

1. Approval is for an Outdoor Amusement Center developed in accordance with the site plan as approved by the Board of County Commissioners.
2. A lighting plan, approved by the Airport, an Erosion Control Plan and a Site Construction Plan shall be provided to the Planning Department in conjunction with the submittal of the administrative plot plan review requirements.
3. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 Approach Surface.
4. No electromagnetic, light, or any physical emissions which might interfere with aircraft, avigation, communications or navigational aids shall be allowed.
5. The plot plan submitted for authorization for the issuance of a building permit shall address, among other things, drainage and erosion control to the satisfaction of the El Paso County Department of Transportation.

NOTATIONS

- 1.* Special use approval includes conditions of approval and the accompanying plot plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the Land Development Code.
- 2.* The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions or standards are being violated, preceded by notice and public hearing.
- 3.* If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.
4. Administrative plot plan review is required prior to issuance of a building permit.

INDEX NUMBER: AL 97031

I N D E X N U M B E R R E P O R T
Date: 4-FEB-05

Page: 6

Index Number Comments

5. Issuance of a liquor license is required prior to operation of the bar.

* The above notations are abbreviated: they have the same force and effect as the items found within their entirety in Section 35, 8 C.1., C.3., D., E., and F. of the El Paso County Land Development Code.

This represents the Planning Department's understanding of the action taken by the Board of County Commissioners. A copy of their Resolution will be forwarded to you, once that document is available.

I N D E X N U M B E R R E P O R T

INDEX NUMBER: BOA85103

Date: 4-FEB-05

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		0	0	0	41603	0	ROTHSCHILD	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BOC Date	BOC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
100385	A	0		0		0		0	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
JVRC	542.060			PEP		0
0 PALMER PARK BLVD	0.000					0
JVRC	0.000					0
115 S WEBER	0.000					0
COLORADO SPRINGS, CO 80903	0.000					0
\	0.000					0
\	0.000					0

Project Information

Consultant Information

Index number affects the following parcel(s):

5406304003

Parcel	Owners Information (Name and address)	House Number - Street
5406304003	R P TWO LLC 717 N TEJON ST COLORADO SPRINGS, CO 80903-1011 80903	5815 PALMER PARK BLVD

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304003	SCG	0	5958		2130	26136	2	FF	1986	3185	0

I N D E X N U M B E R R E P O R T

INDEX NUMBER: BOA85103

Date: 4-FEB-05

Page: 2

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304003	2200 7250	19860301 20000224			LOT 3 BLK 1 WALDORF SUB

Index Number Comments

REQUEST TO ALLOW A FASCIA SIGN, THE SQUARE FOOTAGE OF WHICH EQUALS FIFTEEN AND FOUR-TENTHS PERCENT (15.4%) OF THE FRONT WALL SQUARE FOOTAGE WHERE THE SIZE OF SUCH SIGNS IS LIMITED TO FIVE PERCENT (5%) OF THE FRONT WALL SQUARE FOOTAGE IN THE PBP (PLANNED BUSINESS PARK) DISTRICT FOR PROPERTY LOCATED IN POWERS CENTRE IN CIMARRON HILLS.

APPROVED BY THE BOA WITH THE FOLLOWING NOTATIONS PLACED UPON THIS APPROVAL:

1. ALL EXTERIOR SIGNS IN PBP (PLANNED BUSINESS PARK) DISTRICT SHALL HAVE A MUTUALLY UNIFYING ELEMENT. THIS MAY BE BY COLOR, SIZE, SHAPE, LETTERING STYLE, MATERIALS AND/OR ANY OTHER ELEMENTS WHICH RELATE SIGNS TO EACH OTHER.
2. THE SIGN SHALL NOT PROJECT ABOVE THE HIGHEST POINT OF BUILDING.

I N D E X N U M B E R R E P O R T

INDEX NUMBER: VA 86014

Date: 4-FEB-05

Page: 1

Acreeage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		0	0	0	62303	1	ROTHSCHILD	1490306	120286	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		61686	D	72486	A	0	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
SOUTHLAND CORP.	542.060	5279	826	PBC		0
0 PALMER PARK AND POWERS	0.000					0
SOUTHLAND CORP	0.000					0
7167 S ALTON WAY	0.000					0
ENGLEWOOD CO 80112	0.000					0
\	0.000					0
\	0.000					0

Project Information

Consultant Information

VARIANCE TO PERMIT 1 ADDITIONAL FREE
STANDING SIGN REF FILES: BOA-86-035

Index number affects the following parcel(s):

5406304001

Parcel	Owners Information (Name and address)	House Number - Street
5406304001	SOUTHLAND CORP ATTN AD VALOREM TAX DEPT PO BOX 711 DALLAS, TX 75221	5805 PALMER PARK BLVD

I N D E X N U M B E R R E P O R T

INDEX NUMBER: VA 86014

Date: 4-FEB-05

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304001	SCG	0	5958		2112	23958	2	CM	1985	2576	0

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304001	1650 3000	19830101 19851001			LOT 2 ELK 1 WALDORF SUB

Index Number. Comments

VARIANCE OF USE TO PERMIT 1 ADD'L.
FREE-STANDING SIGN. REF. FILE: BOA-86-35

SITE PLAN APPROVALS

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBP81002 Z

Date: 4-FEB-05

Page: 1

Acreage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
19.090		0	0	0	0	1		0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
K-MART CORP. C/O WALDORF ASSO.	542.060			PBP	PBP	0
TRACT IN W2 SEC 6-14-65 LY E OF POWERS	0.000					0
S. OF PALMER PK BLVD. 527,N OF OMAHA BLV	0.000					0

Project Information

Consultant Information

Index number affects the following parcel(s):

5406300011

Parcel	Owners Information (Name and address)	House Number - Street
--------	---------------------------------------	-----------------------

**** There were no ASSESSOR records on parcel 5406300011 ****

Parcel	TXD Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
--------	-----------------	------	---------------	----------	-----------	-----------	---------	------------	----------	--------

**** There were no ASSESSOR records on parcel 5406300011 ****

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
---------------	---------	-----------	-----------	-----------	-------------------

**** There were no ASSESSOR records on parcel 5406300011 ****

INDEX NUMBER: FBP81002 Z

I N D E X N U M B E R R E P O R T
Date: 4-FEB-05

Page: 2

Index Number Comments

K-MART ST.CONSTR.PERMIT COND:1.EST.
OF GUAR.FUNDS (A)BYTRANS.DEPT FOR IMPR.
TO PALMER PK. & OMAHA BLVD.& WIR.LOOP
B.SUFFICIENT \$ ENSURE.2.NECESS.IMPROV.
TO PALMER PK BLVD. MADE.

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PEC94001

Date: 4-FEB-05

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		0	0	0	52103	1	O'CONNOR	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BOC Date	BOC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		0	0	0		0	100394	102694	A

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
CONOCO	542.060			PEC		0
5810 OMAHA BLVD	0.000					0
JVRC INC C/O CONOCO PROPERTY TAX DIV	0.000					0
PO BOX 1267	0.000					0
PCNCA CITY OK 74602-1267	0.000					0
\	0.000					0
\	0.000					0

Project Information

Consultant Information

ADMINISTRATIVE PLOT PLAN REVIEW FOR CAR WASH ADDITION AT CONOCO STATION

Index number affects the following parcel(s):

5406304025

Parcel	Owners Information (Name and address)	House Number - Street
5406304025	KAYO OIL COMPANY C/O CONOCOPHILLIPS CO AMIN SHARON GIBSON 4001 PENEROOK ST ODESSA, TX 79762	5810 OMAHA BLVD 79762-5917

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC94001

Date: 4-FEB-05

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304025	SCG	19880617	6698		2112 0	26857 0	2 0	CM CW	1988 1995	1800 625	0 0

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304025	3150 0	19880519 20031231	5508	1456	LOT 2 EX THAT PART CONV TO CITY BY BK 5474-198 AND BK 5474-196 POWERS PLAZA

Index Number Comments

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC93001

Date: 4-FEB-05

Page: 1

Acreage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
3.100		0	0	0	11504	1	O'CONNOR	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		0	0	0		0	0	31293	A

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
WENDYS OF COLO SPGS	542.060			PBC		0
5810 POWERS BLVD	0.000					0
HOLLAND, RICHARD	0.000					0
1555 S NEVADA AVE	0.000					0
COLORADO SPRINGS CO 80906	0.000					0
\	0.000					0
630-2295	0.000					0

Project Information

Consultant Information

ADMINISTRATIVE PLOT PLAN REVIEW FOR
 WENDY'S AT POWER'S & PALMER PARK
 APPROVED 3-12-93. REF FILES: SF-77-018;
 SP-77-018

Index number affects the following parcel(s):

5406302003

Parcel Owners Information (Name and address) House Number - Street

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC93001

Date: 4-FEB-05

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
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Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406302003	0	19880101			LOT 2 BLK 1 CIMARRON WESTRIDGE COMMERCIAL FIRST FILING THAT PART TO CITY BY BK 5387-379 **** NEW PARCEL NUMBER IN 1993 IS 54063-02-004 ****
	0	19890301			
	0	19891004	5674	1142	
	1125	19920123	5927	1397	

Index Number Comments

PLOT PLAN FOR WENDY'S
APPROVED 3-12-93 ADMINISTRATIVELY

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC88002

Date: 4-FEB-05

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		0	0	0	52103	0	O'CONNOR	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		72188	A	0	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
ORIGINAL HAMBURGER STAND	542.060			PBC		0
5849 PALMER PARK ELVD	0.000					0
ROSSMORE INC	0.000					0
120 PLAZA DEL SOL TERRACE	0.000					0
COLORADO SPRINGS CO	0.000					0
SNOW, ROBERT	0.000					0
COLORADO SPRINGS, CO	0.000					0

Project Information

Consultant Information

PLOT PLAN ADMIN APPROVED
7-21-88

Index number affects the following parcel(s):

5406304018 5406304024

Parcel Owners Information (Name and address) House Number - Street

**** There were no ASSESSOR records on parcel 5406304018 ****

Parcel	TXD Date	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
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**** There were no ASSESSOR records on parcel 5406304018 ****

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC88002

Date: 4-FEB-05

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
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Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
---------------	---------	-----------	-----------	-----------	-------------------

**** There were no ASSESSOR records on parcel 5406304018 ****					
5406304024	400	19921223	6095	805	LOT 1 POWERS CENTRE
	0	19931229	6345	1066	**** NEW PARCEL NUMBERS IN 1995 WILL BE PLATTED
	0	19931229	6345	1068	TO POWERS CENTRE FIL NO 2 (54063-04-029, 030) ****
	0	19931229	6345	1065	

Index Number Comments

PLOT PLAN APPROVED ADMINISTRATIVELY
 BY J. FISHER 7-21-88
 APPROVED WITH THE FOLLOWING NOTES
 PLACED ON THE APPROVED PLOT PLAN
 1. ALL ACCESS THROUGH SHOPPING CENTER.
 2. PAY PARTICULAR ATTENTION TO 12"
 GAS LINE & ASSOC. EASEMENT ALON WEST
 SIDE OF PROPERTY WHEN INSTALLING LAND-
 SCAPING &/OR OTHERWISE DISTURBING SAID
 AREAS.
 3. CERTAIN LANDSCAPE REQUIREMENTS
 MODIFIED PER RELIEF REQUEST APPROVED BY
 LUD. THE DRAWING REPRESENTS APPROVED
 LANDSCAPING.

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PPR98005

Date: 4-FEB-05

Page: 1

Acreage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date	
0.000		0	0	0	12103	1	DOERING		0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		0	0	0		0	32798	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
DORMAN TODD/VOLLEY BAR & GRILLE	542.060			PBC		0
5910 OMAHA BLVD	0.000					0
DORMAN TODD	0.000					0
4980 BLUESTEM DR	0.000					0
COLORADO SPRINGS CO 80917	0.000					0

Project Information

Consultant Information

ADMINISTRATIVE PLOT PLAN REVIEW FOR
VOLLEYBAR & GRILL. REF FILES: AL-97-031
BOA-85-036; PBC-85-004

Index number affects the following parcel(s):

5406304019

Parcel	Owners Information (Name and address)	House Number - Street
5406304019	DORMAN PROPERTIES LLC 7465 SWAN RD COLORADO SPRINGS, CO 80908 80908	5837 OMAHA BLVD

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304019	SCL	0	6698		2130	261	1	TA	1998	2029	0

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PFR98005

Date: 4-FEB-05

Page: 2

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304019	400	19921223	6095	805	LOT 5 POWERS PLAZA
	0	19931229	6345	1066	
	0	19931229	6345	1068	
	0	19931229	6345	1065	
	3700	19950609	6663	538	
	3127	19971231			

Index Number Comments

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC95001

Date: 4-FEB-05

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.625		0	0	0	52103	1	O'CONNOR	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File ACT	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		0	0	0		0	0	82895	A

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
BIG O DEVELOPMENT	542.060			PBC		0
0 PALMER PARK BLVD	0.000					0
BIG O DEVELOPMENT	0.000					0
11755 EAST PEAKVIEW AVENUE	0.000					0
ENGLEWOOD CO 80111	0.000					0
\	0.000					0
303-892-3512	0.000					0

Project Information

Consultant Information

ADMINISTRATIVE PLOT PLAN REVIEW FOR
BIG O TIRE STORE. REF FILES: VR-95-013

Index number affects the following parcel(s):

5406304024 5406304030

Parcel	Owners Information (Name and address)	House Number - Street
5406304030	B & J PROPERTIES LLC 5820 OMAHA BLVD COLORADO SPRINGS, CO 80915-2824 80915	5820 PALMER PARK BLVD

I N D E X N U M B E R R E P O R T

INDEX NUMBER: PBC95001

Date: 4-FEB-05

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
5406304030	SCG	19951002	9176	5406304024	2130	27232	2	AC	1995	4608	0

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
5406304024	400	19921223	6095	805	LOT 1 POWERS CENTRE
	0	19931229	6345	1066	**** NEW PARCEL NUMBERS IN 1995 WILL BE PLATTED
	0	19931229	6345	1068	TO POWERS CENTRE FIL NO 2 (54063-04-029, 030) ****
	0	19931229	6345	1065	
5406304030	0	19950825			LOT 2 POWERS CENTRE FIL NO 2
	2179	19950824	6710	755	
	6620	19960313	6839	1105	
	0	19990511			

Index Number Comments

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

2880 International Circle
Colorado Springs CO 80910

Date: 2-8-05
Number of Pages Including Cover Sheet: 3

To: Planning Resource
Attn:
Trinia Mullins

Phone: _____
FAX: 405-840-2608
CC: _____

From: Sharon R. Yates

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
Phone: (719) 520-6300
FAX: (719) 520-6695

REMARKS: Urgent For Your Review Reply ASAP Please Comment

Hard copy with all attachments
to follow via land mail.
Sharon

SENDING CONFIRMATION

DATE : FEB-8-2005 TUE 09:03
NAME : DEVELOPMENT SERVICES
TEL : 7195206695

PHONE : 914058402608
PAGES : 4/4
START TIME : FEB-08 09:02
ELAPSED TIME : 00' 35"
MODE : ECM
RESULTS : OK

FIRST PAGE OF RECENT DOCUMENT TRANSMITTED...

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
2880 International Circle
Colorado Springs CO 80910

Date: 2-8-05
Number of Pages Including Cover Sheet: 3

To: Planning Resource
Attn: Trinia Mullins
Phone: _____
FAX: 705-840-2608
CC: _____

From: Sharon R. Yats
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
Phone: (719) 520-8300
FAX: (719) 520-8695

REMARKS: Urgent For Your Review Reply ASAP Please Comment
Hard copy with all attachments
to follow via hand mail.
(Sharon)

Kenneth G. Rowberg
Planning Director

Carl F. Schueler
Assistant Director

El Paso County Planning Department



February 11, 2000

Matthew Grage, Vice President
Real Estate and Development
Colomex, Inc.
A Franchise of Taco Bell Corp.
717 North Tejon Street
Colorado Springs, Colorado 80903-1030

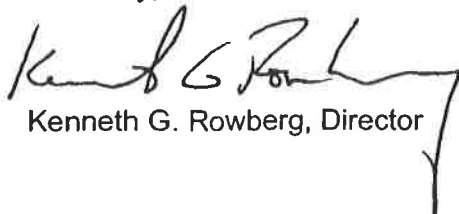
RE: Zoning Verification

Dear Mr. Grage:

You have requested zoning information for property located at 5815 Palmer Park Boulevard. This property, which is also known as Assessor's Tax Parcel No. 54063-04-003, is zoned PBC (Planned Business Center) District, OA-CGM (Airport – Commercial, General Military) Zone District. A restaurant is a Principal Permitted Use in this District, subject to compliance with all of the applicable Development Standards identified in said District. Enclosed is a copy of these regulations.

Should you have any questions or if we can be of further assistance, please contact this office.

Sincerely,



Kenneth G. Rowberg, Director

cc: Files: PBC-85-004, PBC-86-001, INT-00-005 ←

Enclosure

CHAPTER IV - SECTION 21

PBC PLANNED BUSINESS CENTER DISTRICT

A. PURPOSE

This district is established for the purpose of establishing regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, adequate parking, and best serving the convenience of the public and aesthetic enhancement of the community and/or region.

B. PERMITTED PRINCIPAL USES

- | | |
|---|-----------------------------------|
| 1. Amusement Center (Indoor) | 11. Laundromat, Self-Service |
| 2. Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design | 12. Laundry Service |
| 3. Bakery - Retail | 13. Library |
| 4. Bar | 14. Medical Clinic |
| 5. Child Care Center *10 | 15. Nightclub |
| 6. Community Building | 16. Office |
| 7. Emergency Facility | 17. Public Park & Open Space |
| 8. Financial Institution | 18. Parking Lot/Garage |
| 9. Gasoline Filling Station *9 | 19. Proprietary School |
| 10. Home Improvement Center | 20. Religious Institution *4 |
| | 21. Restaurant |
| | 22. Store |
| | 23. Tower, Private (See §35.11) # |

C. USES SUBJECT TO SPECIAL REVIEW (SPECIAL USES)

- | | |
|-------------------------------|---|
| 1. Amusement Center (Outdoor) | 6. Mineral Resource Extraction (See §§35.8 and 35.13) |
| 2. Bus Station | 7. Train Station |
| 3. Car Wash | 8. Tower, Private (See §35.11) # |
| 4. Emergency Facility | 9. Tower, Transmission (See §35.11) # |
| 5. Hotel and Motel | |

D. ACCESSORY BUILDINGS AND USES

1. Refer to Section 35.1

2. The following accessory uses may be conducted outside of, but adjacent to, the enclosed building:
 - a. Sale of garden supplies and packaged nursery stock. If conducted outside, must be contained within an opaque fenced area. Said fenced area shall comply with the minimum setback requirements of the PBC (Planned Business Center) District.
 - b. Child Care Center Play Yards.
 - c. Outdoor extension of food service establishments.
 - d. Outside storage operated in conjunction with and accessory to a permitted principal use and/or use subject to special review shall be subject to additional development requirements contained in Sections 35.5, 18 and 35.12, L.
3. Any light manufacturing or wholesaling use, when conducted in conjunction with and accessory to a retail outlet and not exceeding a maximum of six hundred (600) square feet of gross leasable area.

E. DEVELOPMENT REQUIREMENTS

1. Those uses containing an asterisk (*), refer to the corresponding number in Section 35.5 for additional development requirements.
2. Those uses identified with a pound sign (#) are secondary uses to be conducted in conjunction with Principal (Primary) Uses.
3. Minimum zone district area: Five (5) acres.
4. Minimum Lot Area: None.
5. Maximum structural height: Forty-five (45) feet.
6. Minimum setback requirements:
 - a. Front yard: Fifty (50) feet.
 - b. Side and rear yards: Twenty-five (25) feet from the perimeter boundary of the PBC (Planned Business Center) District. Such twenty-five (25) foot setback is not required from any internal lot line within the PBC (Planned Business Center) District.

- c. Gasoline pumps and canopies: Twenty-five (25) feet.
- d. Temporary uses: Thirty-five (35) feet from all property lines and one hundred (100) feet from all residentially zoned property.

F. PLOT PLAN

A plot plan conforming to the requirements of Section 37 shall be approved by the Planning Director prior to the Planning Department's authorization for the issuance of any building permit.

G. MAINTENANCE PLAN

A maintenance plan conforming to the requirements of Section 38 shall be approved by the Planning Director prior to the Planning Department's authorization for the issuance of any building permit, if applicable.

H. GENERAL DEVELOPMENT REGULATIONS

- 1. Off-street Parking - Refer to Section 35.3
- 2. Advertising Devices - Refer to Section 35.4
- 3. Landscaping Requirements - Refer to Section 35.12
- 4. Temporary Uses - Refer to Section 32

I. PLATTING REQUIREMENT

No building permits shall be applied for or granted on any portion of property which is currently zoned PBC (Planned Business Center) District until and unless the property is platted in accordance with the El Paso County Land Development Code, as amended, unless otherwise exempted by Statute.