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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 16, 2021

ATTN: Natalie Romolt

RE: Zoning Verification for 6345 E Platte Ave

File: ADM-20-063
Parcel ID: 54180-01-008

Dear Ms. Romolt:

This letter is in response to a request for zoning verification for the property located at Parcel No. 54180-01-008, in unincorporated El Paso County.

The current zoning classification for the subject property is CS (Commercial Services) District with a CAD-O (Commercial Airport Overlay) District. The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. The CAD-O District are airport hazard regulations that are adopted pursuant C.R.S. §30-28-113 and 41-4-101.

Please refer to table 5-5, Density and Dimensional Standards for Commercial, Districts of the El Paso County Development Code (2021) as it applies to the CS zoning district in order to identify all dimensional standards for the subject property.

The subject property was platted as Lot 3, Clearway No. 2 (Plat No. 10231), which was approved by the Board of County Commissioners on March 18, 1999. The subject property is 23,086 square feet.

There are no records of any zoning violations on file for the subject property. There are no records for the existing use. There are no active applications filed with El Paso County that show a proposed use for the subject property.

Any proposed development shall comply with all other applicable County, State, and Federal Regulations.

If you have any questions or concerns, please contact me at (719) 520-6323 or at kyliebagley@elpasoco.com.

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



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

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Sincerely,

A handwritten signature in black ink that reads "Kylie Bagley". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Kylie Bagley
Planner II

El Paso County Planning and Community Development Department