



Howard Zoning Associates, LLC

19045 North Rockwell Avenue • Edmond, OK 73012

Tel: (405) 415-5027 (Kim's Direct) • Tel: (405) 359-6292

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To: El Paso Planning & Community Development Department
Attn: John Green, Planner/Reviewer II

Date: November 8, 2021

Request for a Zoning Verification Letter and applicable documents for site: **Load and Lock Self Storage, 4425 S U.S. Highway 85-87, Colorado Springs, CO. Parcels: 65034-03-001 and 65112-14-001.**

Please kindly consider this as a formal request for a Zoning Verification Letter for the subject parcels (Please put letter on City letterhead). Please let me know if the fee will exceed \$262.00.

- What is the current zoning of this project including any special, restrictive or overlay districts?
- What are the abutting Zoning Districts to this property to the North, South, East & West? (Specifically, any residential or other abutting zoning which could impact buffer, height, or setback requirements for this project)
- **Is the existing use of self-storage with accessory leasing office a regular permitted use? If there are any Moving Vehicle Rental Services (such as U-Haul, Penske etc.) or a Caretaker/Managers Residence on site would it be considered a permitted/approved use?**
- Should the existing property not meet the current zoning code requirements, would your municipality view it as Legal Nonconforming to the current zoning code?
- Are there any **outstanding/open Zoning/Building/Fire Code Violations on record** on the entire subject property?
- Was the subject site granted any Use Permits, Variances or Special Exceptions? If yes, please provide copies of such document(s). **If a CUP or SUP has been issued would the SUP/CUP run with the land, to successors (foreclosing lender/purchaser) as a matter of right, or would a new permitting process need to happen after a transfer?**
- Was the subject site required to go through Site Plan Approval process? May I obtain a copy of the Approved Site Plan?



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- Was the subject site approved as a Planned Unit Development? If yes, please provide PUD approval document/resolution with conditions.
- Was the subject site issued all required Certificates of Occupancy? Please provide copies of all available Certificates of Occupancy or El Paso County's equivalent permit for Occupancy. If COs are no longer available, enclosed please find a simple form to fill out.

Thank you for your time and help. My email address is kim@howardzoning.com and my direct dial line is (405) 415-5027.

Kim Dunn