

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 22, 2018

CBRE, Inc.  
Attn: Evan Breining

Subject: (ADM-18-026) 1822 Main Street, Colorado Springs, CO 80911

Dear Mr. Breining,

Project No.: PC80746445-102

**Current Zoning** The Land on which the Project is constructed is zoned CC (Commercial Community), CAD-O (Commercial Airport Overlay)\_\_\_\_\_.

**Conformance with Current Zoning Requirements** Based on the materials available from our records, we:

X have no reason to believe that either the use of the Property or the improvements thereon are nonconforming.

\_\_\_ have determined that the Project is legally nonconforming. To the best of our knowledge, the Project is legally nonconforming in the following respects:

\_\_\_\_\_

\_\_\_ have determined that the Project is nonconforming. To the best of our knowledge, the Project is nonconforming in the following respects:

\_\_\_\_\_

**No Further Use Approvals or Licenses Required.**

X The current use of the Project by its present owners is a permitted use under the Zoning Ordinance without the necessity of any rezoning, special exceptions, use permit, variance or other approval.

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



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

\_\_\_ We are not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Project or before the Project may continue in its current use.

**Right to Rebuild Following Casualty.** In the event of casualty, the Project may be rebuilt substantially in its current form (i.e., no material loss of square footage, same building footprint) upon satisfaction of the following conditions and/or the limitations The proposed building would need to meet the criteria in the El Paso County Land Development Code (2018) in order for a new building to approved for the site.

**No Applications Pending.**

\_X\_ We are unaware of any application for rezoning of the Project, or for a special or conditional use permit or variance.

\_\_\_ No proceeding to challenge the zoning, or other governmental approval or use of the Project is pending, or, to the best of our knowledge, overtly threatened.

**No OPEN Violations; All Development-Related Fees Paid.**

We are unaware of:

\_X\_ the existence of any violations, or alleged violations, of any zoning, building, Fire, subdivision, or similar ordinances or regulations applicable to the Project within the past three years.

Any building or fire violations would need to be researched by the appropriate organizations. Pikes Peak Regional Building Department, (719) 327-2880, or the Security Fire Protection District, (719)392-3271.

**Certificates of Occupancy** [Choose one AND PLEASE ATTACH A COPY]

- A valid final Certificate of Occupancy has been issued for the Project.
- A valid final Certificate of Occupancy has not yet been issued for the Project because it is currently under construction.
- We are unable to locate a Certificate of Occupancy for the Project. We have no reason to believe, however, that one was not properly issued, and the absence of a certificate of occupancy under such circumstances would not give rise to any enforcement action affecting the Project.
- It is not necessary for a new purchaser of the Property to obtain either a new certificate of occupancy or an amendment to the existing certificate of occupancy in order to own, use and occupy the Project in the manner in which it is presently being used by the current owners and their tenants.

If the tenant and tenant use remain the same, will a new Certificate of Occupancy ("CO") or Use & Occupancy permit need to be issued in any change of ownership?

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If the above answer is yes, will an inspection be required prior to the issuance of a new CO or Use & Occupancy permit?

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El Paso County Planning and Community Development Department does not issue certificates of occupancy, all requests for certificates of occupancy should be made with Pikes Peak Regional Building Department, (719) 327-2880.

If you have any questions or concerns regarding this determination, please contact myself or Len Kendall, Planner I, at (719) 520-6447 or lenkendall@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department

Cc: Len Kendall, Planner I  
ADM-18-026