

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 2, 2018

RE: ADM-18-014 Administrative Determination-zoning compliance.
Foreign Trade Zone Blvd
Fountain, CO 80925
Schedule nos.: 55041-00-001 and 55041-01-001

The Planning and Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108
Date: 7/2/18
Attn: Sheila Lyles

RE: Vacant Parcel #s: 5504100001 and 5504101001, Colorado Springs, CO

- What is the current zoning of the property?

The current zoning of parcel no. 55041-01-001 is I-2 (Industrial).
The current zoning of parcel no. 55041-00-001 is A-5 (Agricultural).

- What are the abutting zoning designations?
 - **North:** City of Colorado Springs zoning: M2/CR (Heavy Industrial/Condition of Record), PIP2/CR (Planned Industrial Park/Condition of Record), APZ1 (Airport Protection Zone1), AO (Airport Overlay), APZ2 (Airport Protection Zone 2), APD (Airport Planned Development),
 - **South:** City of Colorado Springs zoning: M2/CR (Heavy Industrial/Condition of Record), AO (Airport Overlay), PIP2/CR (Planned Industrial Park/Condition of Record).
 - **East:** City of Colorado Springs zoning: PIP2/CR (Planned Industrial Park/Condition of Record), AO (Airport Overlay) SS (Stream Side), APZ2 (Airport Protection Zone 2)
 - **West:** City of Colorado Springs zoning: APD (Airport Planned Development), AO (Airport Overlay), APZ1 (Airport Protection Zone 1), APZ2 (Airport Protection Zone 2), RPZ (Runway Protection Zone).
- IS this a Planned Unit Development? If so, could we please get a copy of the PUD?
 - The subject properties are not zoned in a PUD (Planned Unit Development)
- Is the property in any special, restrictive or overlay district?
 - Yes, the subject properties are both within the Commercial Airport Overlay.
- Would the proposed use of **"Wholesale and retail sale and auction of used and damaged operable and inoperable automobiles, trucks, other**

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



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

WWW.ELPASOCO.COM

vehicles, trailers and construction equipment, with accessory office, temporary inventory storage, shipping/receiving and customer parking” be permitted by Right or require Special or Conditional Permitting?

- The parcel that is zoned I-2 (Industrial) (55041-01-001) would require a special use for Automobile and Trailer Sales. The parcel that is zoned A-5 (Agricultural) (55041-00-001) does not allow for that use. A Variance of Use application would be required.
- Is this site in compliance with the current Zoning Ordinance?
 - Due to the subject parcels being vacant, they comply with the current Land Development Code (2018).
- Are there any legal nonconforming issues?
 - The subject parcels are vacant, and both exceed the current minimum parcel size for their respective zoning districts, therefore there are no legal nonconforming issues.
- Was this property granted any variances, special exceptions, conditional use permits, or zoning relief of any kind?
 - There has not been any type of applications on this site regarding the aforementioned processes.

If so, please provide a copy of all the documents. If copies are unavailable, would you briefly outline the conditions of the applicable document (excluding signage)?

N/A

- To the best of your knowledge, do your records show any unresolved Zoning Code violations and/or complaints?
 - Our records do not indicate any unresolved zoning violations or complaints on the subject parcels.
 -

*Please note, this request is for any active or ongoing violations of which the jurisdiction is aware. PZR is not requesting that any on-site inspection be made.

Please call the undersigned at (719)520-6447 if you have any questions or concerns.

Sincerely:

Name: Len Kendall

Title Planner I

This information was researched on July 2, 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.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Len Kendall'.

Len Kendall
Planner I
El Paso County Planning and Community Development
lenkendall@elpasoco.com
(719) 520-6447