



COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
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LONGINOS GONZALEZ, JR.  
HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

### **ADM2127 Zoning Verification Letter**

**The Planning & Zoning Resource Company**  
**1300 South Meridian Avenue, Suite 400**  
**Oklahoma City, OK 73108**

5/21/2021

ATTN: Alexander Taylor

Ref. No. 146724-1

RE: Constitution Square Apartment Homes, 7090-7230 Constitution Square Heights, 7112-7136  
Independence Square Point, 3515-3528 Patriot Square Grove AKA 2455 Canada Drive Colorado  
Springs, Colorado

Add'l Info. Parcel ID: 5405207050

**The current zoning classification for the subject property is:** RM-30, Residential Multi-Dwelling District

#### **Adjacent property zoning designations:**

North: PUD, Planned Unit Development District

South: RS-6000, Residential Suburban District

East: RM-30, Residential Multi-Dwelling District

West: CC, Commercial Community District

#### **Is the subject property part of a Planned Unit Development?**

☐ Yes, part of a PUD (See comment)

☒ No, not part of a PUD

Comment: N/A

#### **Is the subject property part of an Overlay District?**

☒ Yes, within an Overlay District

☐ No, not within an Overlay District

Comment: CAD-O, Commercial Airport Overlay District

#### **The subject property is currently regulated by:**

☐ Section of the Zoning Ordinance

Comment:

☐ Planned Unit Development Ordinance No. (copy attached)

☒ Site Plan Approval Case No. **PPR99042** (copy of plan and case attached)

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

- ☒ Permitted Use by Right  
☐ Permitted Use by Special/Specific Use Permit  
☐ Copy Attached  
☐ Copy Not Available (see comment)  
☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)  
☐ Non-Permitted Use

**The subject structure(s) was developed:**

- ☒ In accordance with Current Zoning Code Requirements and is  
☒ Legal Conforming  
☐ Non-Conforming (see comments)  
☐ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements  
☐ Prior to the adoption of the Zoning Code and is  
☐ Grandfathered/Legal Non-conforming to current zoning requirements.  
☐ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal nonconforming.

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

- ☒ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property  
☐ 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)  
☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)  
☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

**Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:**

- ☒ May be rebuilt in the 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 of the current zoning code/ordinance for details.

**To the best of your knowledge, do your records show any unresolved zoning code violations?**

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)  
☒ No, there are no open violations on file in our records.

\*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made



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**Site Plan Information:**

- \_The subject property was not subject to a site plan approval process.
- ☒ The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- \_The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- \_An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- \_Other, (as noted here):

Please call the undersigned at 719-520-6447.

Sincerely: *Mercedes Rivas*

Name: Mercedes Rivas

Title: Planner II

Department: Planning & Community Development

Email: [mercedesrivas@elpasoco.com](mailto:mercedesrivas@elpasoco.com)



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