

EL PASO



COUNTY

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

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 27, 2017

Peggy and Mike Baker
750 Allegheny Drive
Colorado Springs, CO, 80919

Re: ADM-17-018
Subject Property: 62030-00-007

To Whom It May Concern:

In response to your request for information regarding the above referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is Residential Rural-5 (RR-5).
2. In 1991, a zoning interpretation found that the second dwelling on the property was a legal non-conforming second dwelling (INT-91-015).
3. Attached affidavits from the previous property owner and tenant of the second dwelling can confirm that the use has been continually used as a second dwelling since 1998.
4. An interpretation was made by the Planning and Community Development (PCD) Director that the dwelling has been in continual use, therefore deeming the second dwelling legal non-conforming.
5. The PCD Director noted that the septic system and permits should be on record at the El Paso County Department of Public Health

This information was researched on July 27, 2017 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 are available online.

Please contact me if you have any questions or require additional information.

Thank you,

Len Kendall, Planner I
El Paso County
Planning and Community Development Department
719-520-6447

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



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