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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 20, 2019

Zoning Determination Letter

RE: Village East, 781 Hathaway Drive, Colorado Springs, Colorado

Parcel No.: 54074-07-037

The current zoning classification for the subject property is: R-4 (Planned Development District) CAD-O (Commercial Airport Overlay District)

Adjacent property zoning designations:

North: R-4 CAD-O South: R-4 CAD-O East: R-4 CAD-O West: R-4 CAD-O

The subject property is not part of a Planned Unit Development (PUD).

The subject property is located within the Commercial Airport Overlay District (CAD-O).

The subject property is currently regulated by File Numbers:

R4-71-008 (https://epcdevplanreview.com/Public/ProjectDetails/53701)

R4-83-015 (https://epcdevplanreview.com/Public/ProjectDetails/56061)

COR-05-012 (https://epcdevplanreview.com/Public/ProjectDetails/34611)

According to the zoning ordinances and regulations for this district, the use of the subject property is a permitted use by right.

The subject structure was developed in accordance with the current zoning requirements and is legal conforming.

There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.

In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in the current form, if applicable.

There are no open violations on file for the subject property.



Building code violations would fall under the jurisdiction of the Pikes Peak Regional Building Department. (719) 327-2880.

The subject property was subject to site plan approval; a link to the site plan project files is above.

A search of the EI Paso County archive can be reviewed at https://epcdevplanreview.com/Public/Search/.

Best,

Len Kendall Planner I

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