

July 15, 2021

County of El Paso
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO, 80910
ninaruiz@elpasoco.com
719-520-6313

Subject: Zoning Verification Letter

To Whom It May Concern,

I would like to request a Zoning Verification Letter for the following property:

Property Name: Glen Eagle Self Storage
Property Address: 13760 Struthers Road Colorado Springs, Colorado 80921
Parcel Number: 7201402024, 7201402023
Project Number: 21-327181.2

Please include as much of the following information as possible, or how to obtain the following:

- Subject property Zoning District and any Overlay Districts
- Open Zoning Code Violations and/or Notices-of-Violation
- **A copy of the approved Site Plan on file, if available**
- If the property is a Planned Development, please include development approvals, resolutions, and ordinances
- Information on Area Regulations:
 - Front, Rear and Side Yard Setbacks / Minimum Width, Depth / Density and Lot Area
 - Maximum Impervious Lot Coverage / Maximum Floor Area Ratio / Height and Stories
- Any known variances, special exceptions, or conditions
- If the current use is Permitted
 - If the property was approved with a Conditional or Special Use Permit, please provide a copy
- Required off-street parking regulations
- Site/zone development requirements
- Legal Nonconforming issues and regulations on rebuilding after damage and destruction

Upon completion of the letter, please email a copy to ZoningAgencyDocs@PartnerESI.com

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,
Partner Zoning Department