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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 28, 2021

ATTN: Michael R. Wing
191 Peachtree Street NE Ste 2510
Atlanta, GA 30303

RE: 5975 Terminal Avenue

File: ADM-21-056
Parcel ID: 54073-17-011

Dear Mr. Wing,

This letter is in response to a request for an administrative determination for the property identified as 5975 Terminal Avenue (Parcel No. 54073-17-011) to determine if the existing "Sexually-Oriented Business" is a permitted use on the subject property.

The property, also known as Lot 1 Appaloosa Hwy 24 Sub, in unincorporated El Paso County is presently zoned CC CAD-O (Commercial Community, Commercial Airport Overlay District Overlay). A Special Use to allow for "Adult Entertainment" (now known as a "Sexually-Oriented Business") was approved on March 22, 2001 (PCD file no. AL-01-006). The special use approval included the following notation:

> "3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect."

Our research indicates that PT's, the "Sexually-Oriented Business" special use at this location, closed at the end of 2013. Per Notation No. 3 above, the use is no longer allowed on the subject parcel.

Given the expiration of the previous special use, any intent to re-initiate a Sexually-Oriented Business on the property will require approval of a new special use. Because the property is in the Airport Overlay, any such special use application will also be reviewed by the Airport Advisory Commission. An Early Assistant meeting ($427 fee) is required prior to submitting a special use application. Please contact our office at 719-520-6300 if you desire to pursue this process.

Sincerely,

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department