

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

November 13, 2024

ATTN:
Healthcare & Business Realty, LLC
C/O Roger Hernandez
P. O. Box 1311
Monument, CO 80132

RE: ADM-24-025

Healthcare & Business Realty, LLC:

This letter is in response to the request for zoning verification regarding a pediatric and orthodontic dental office is permitted within the CS (Commercial Service) zoning district. The Land Development Code defined the CS zoning district as:

(C) CS, Commercial Services District. *The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.*

The Land Development Code defines a 'Pediatric and Orthodontic dental office' is defined as "Medical Clinic"

Medical Clinic — *A facility used for the provision of medical, dental, surgical, health or mental health care of the sick or injured, operated by 1 or more duly licensed members of the human health care professions including, but not limited to, physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination or treatment.*

Pursuant to the Land Development Code Table 5-1.- Principal Uses a Medical Clinic is an allowed land use in the CS zoning district. To initiate this land use in the CS zoning district, a site development plan is required.

If you have any questions or concerns regarding this determination, please contact me or Joseph Letke, Planner, at (719) 520-7964 or joeletke@elpasoco.com

Sincerely,

For the PCD Director
By: *Justin Kilgore,*
PCD Planning Manager
Date: 11/14/2024
El Paso County Planning & Community Development



Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department