

March 16, 2021

please provide justification and evidence for these statements (photo simulations may be helpful)

El Paso County Planning and Community Development  
Attn: Board of Adjustment  
2880 International Circle  
Colorado Springs, Colorado

Re: Letter of Intent – Shopping Center Signs, Space Village Shopping Center  
6809 – 6829 Space Village Avenue, Colorado Springs, Colorado 80915

Space Village Retail LLC is requesting variance relief from El Paso County Sign Code criteria, based upon the unique physical characteristics of the location of the subject retail

development, as it relates to U.S. Highway 24. U.S. Highway 24, at this location, is grade-separated and positioned several hundred feet north of the retail building storefronts making it difficult for visibility of the retailers, especially at the higher rates of speed given the roadway's classification as a highway. A larger and taller monument shopping center sign is necessary to provide adequate visibility, given that these physical constraints are unique to this specific retail location.

For the same reasons and given the property's location off two (2) U.S. Highway 24 exits, the shopping center is well-suited for a fuel/convenience store to accommodate travelers along U.S. Highway 24 and Colorado Highway 94. Accordingly, the applicant is requesting an independent high-profile convenience store/fuel pricing sign to support development of the larger retail pad site within Space Village. The remaining undeveloped pad sites will include signs upon the buildings, once developed.

Attachments:

- YESCO Sign Design – Existing Sign and New Sign Design
- Sign Location Exhibits

**Ownership:**

Space Village Retail LLC  
Danny Mientka, Manager  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903  
719.448.4034

-Please specify what you are requesting the variance for. How big is the sign you are proposing vs. what is allowed by the code?

-Please add the size and zoning of the subject property

-The following need to be addressed in this letter:

- The variance provides only reasonably brief, temporary relief; or
- The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements; or
- Some other unique or equitable consideration compels that strict compliance not be required.