

March 16, 2021

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.

Description of the request:

adjust letter of intent sign area
to match site plan

1.) 120 SF sign area where adjacent Space Village Roadway as
platted in plat no. 7777.

2.) A 32-foot high sign where 30-feet is allowed.

3.) A request to allow large pad user Convenience Store to have an additional independent 30' free standing monument sign.

(ii) Area of Freestanding Signs. 1. General Standards. -Commercial Lot or Parcel Less than 8 Acres in Area: Where the commercial lot or parcel is less than 8 acres in total area, the maximum area of each sign shall be 40 SF.

Please provide a elevation plan showing the height for all proposed signs.
We will also need details of the sign showing the proposed height, area, and other
relevant details for all proposed signs.

Attachments:

- YESCO Signage
- Sign Location Exhibits

Ownership:

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

View to East on Highway 24



View from Shopping Center Entrance facing North West



View North West from existing signage

