

**LETTER OF INTENT  
MEADOWLAKE HANGAR – 8140/8150 CESSNA DR.**

John P. Nelson Associates  
1626 E. Pikes Peak Ave.  
Colorado Springs, CO 80909  
October 9, 2019

- 1      Owner:        Ryan and Erin Schneider  
                         2610 Fairmount St.  
                         Colorado Springs, CO 80909  
         Applicant: John P. Nelson Associates  
                         1626 E. Pikes Peak Ave.  
                         Colorado Springs, CO 80909  
         Consultant: (same as applicant)
  
- 2      Site location: 8140/8150 Cessna Dr., Peyton, CO 80831  
         Site size:     3.26 AC  
         Zoning:        R4 GA-0
  
- 3      Request:        The request is for approval of a Site Development Plan for the  
                         construction of a 10-unit airplane hangar building.  
  
         Justification: The proposed use is consistent with the specific zoning and design  
                         intent for the existing Meadowlake Airport complex, and with the  
                         master plan for the airport.
  - Regulations: The proposed project will meet a need for additional hangar space and will comply with applicable zoning standards and related FAA standards for airport facilities.
  - Not Detrimental: As a small 10-unit hangar building, the proposed project will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County and will conform to all other applicable County rules, regulations and ordinances.
  
- 4      Existing and proposed facilities: The site contains one small storage building that  
                         will be removed upon construction of the proposed Hangar #1. The project will  
                         involve construction of a new, 10-unit airplane hangar building, approximately  
                         11,900 SF in size. There may be two additional hangar buildings constructed in  
                         the future.

Please provide a discussion justifying the alternative landscape request. Note LDC Sec. 6.2.2(A)(4) Authority of Director to Approve Alternative Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

Please include a statement about road impact fees that will be due with proposed construction. Also discuss traffic that will be generated by this development.

Please expand on how many other buildings will be build on the parcel and what the square footage of those buildings might be. Note that 1 acre of land disturbance might trigger water quality and detention.