

**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.