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CUSTOM NEON & PLASTIC SIGNS ELECTRONIC MESSAGE DISPLAYS LED GAS PRICER SIGNS INSTALLATION MAINTENANCE

October 9th, 2019

Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent

Aspen Sign & Lighting is requesting special use permit authorization for a contractor's equipment yard on 3 parcels adjacent to our sign business. We are proposing to use lot 1 as storage for pipe and steel. We are proposing lot 2 to be used as truck parking and taller sign storage. By moving the tall signs and trucks more than 25' back from the property line, we are ensuring these items will not be visible to the neighbors. We are proposing lot 11 to be used as sign storage for signs less than 6' in height. To reduce visibility to the neighbors, we are installing a 6' tall chain link fence with a privacy screen around the perimeter of lots 1, 2 and 11.

The proposed uses will be properly maintained. The proposed use will not create undue danger in surrounding areas, will not cause water pollution and will not create any offensive noise, vibration, smoke, dust, odors, heat, glare or other objectionable influences beyond the boundaries of the property on which such use is located. The proposed use has legal access. The proposed uses will not impact wildlife. The proposed use will not alter, restrict, inhibit or interfere with historic irrigation practices, head gates, ditches and ditch rights-of-way. The proposed use is not located within any area subject to identified geohazards. The proposed use is compatible with the community character and surrounding land uses within the area for which the request is being proposed. The proposed storage uses will have no material adverse effect on the surrounding area. The proposed landscaping will be maintained to avoid overgrowth of weeds.

Please refer to the site map attached with this submittal. Sign storage, material storage, and truck parking areas are identified on the site plan. Adding truck parking to this area of land will not affect daily traffic as we only use this gate 5 to 6 times per year for maintenance and to rearrange storage areas when necessary. There will be no direct access to this area from Welton Drive and Hartford Drive. Drainage from the proposed use will not adversely impact the adjacent properties.