

These are not pertinent to this request. We prefer that you remove them. This is the criteria you need to address in this letter:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
- The intent of this Code and the specific regulation in question is preserved;
- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.



1. Owner:  
Store Master Funding  
100 Big R Street  
Pueblo, CO 81001-4806

Colorado Springs, CO 80915

Site Information:

Location: 14155 East Highway 24, Peyton, CO 80831

Legal Description: Part of SE4NW4 & Part of SW4NW4 LY SELY of Hwy 24 & Part of NE4NW4 LY SELY of US Hwy 24 & SWLY of C/L OF R/W NO 1 Disc in BK 2055-502

Size: 35.33 Acres

Zone: CS

Parcel Schedule No.: 4233000021

3. Administrative Relief Criteria as listed in LDC section 5.5.1 Administrative Relief.

- Reduction in Lot Area, Setbacks, and Lot Width – Proposed project is within the required Lot Area, Setbacks, and Lot Width requirements. No Administrative Relief Requested for this item.
- Increase in Lot Coverage and Structure Height. – Proposed project is within the required Lot Coverage and Structure Height requirements. Administrative Relief is not requested for this item.
- Increase in Accessory Structure Size. – Proposed project does not include an Access Structure. Administrative Relief is not requested for this item.
- **Decrease in Parking Requirements. – Administrative Relief to decrease the parking requirement is being requested for this project. Please see section #4 for reasoning of the request, followed by section #5 showing the Justification for Approval.**

- Reduction in Distance Separation. – Proposed project is within the required Distance Separation from the Lot Lines. Administrative Relief is not requested for this item.
- Increase in On-Premise Sign Area. – Proposed project does not include any additional signage. Administrative Relief is not requested for this item.
- Limitations on Administrative Relief. – Administrative Relief is not requested for this item.
- Sight Distance Triangle. – Proposed project does not affect the existing Sight Distance Triangle. Administrative Relief is not requested for this item.
- Setback and Height Relief on Same Lot. – Proposed project is an addition to the existing building that is within the required setback and height requirements. Administrative Relief is not requested for this item.
- Plat Notes or Restrictions. – Administrative Relief is not requested for this item.
- Within and Approved PUD District. – Proposed project is not within a PUD District. Administrative Relief is not requested for this item.

Please add the following to the letter of intent:

- Owner email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party (label as applicant)
- A discussion detailing the proposed administrative relief request and compliance with the applicable requirements of the Land Development Code;
- A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)
- The reason and justification for the administrative relief request;
- A comparison between the applicable Land Development Code standard(s) and the proposed administrative relief;
- A detailed analysis addressing each of the Criteria of Approval for Administrative Relief in Chapter 5 of the Land Development Code.
- A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief.

4. Request for Administrative Relief to Decrease in Parking Requirements by 20% for the project site.

- This project being less than a 10-acre Commercial Center, the LDC requires 1 parking space per 250 s.f. of building area. Using this the existing +/- 43,000 s.f. building the required parking is 172 spaces. For the proposed expanded building of +/- 53,000 s.f. the requirement would be 212 total parking spaces.
- The current facility provides parking for 178 spaces. This includes 4 accessible parking spaces. The client is asking to add only 12 new parking spaces.
- Per the vehicle count performed by LSC Transportation Consultants, the current one-hour, peak time, vehicle count is 82 vehicles entering 111 vehicles existing the site. It is anticipated that the addition will increase the hourly vehicle count by 5-10 vehicles per hour. LSC is working on the full Traffic Report which will be included in the upcoming SDP submittal.

You explicitly need to state how many parking spaces you are required to provide vs. how many the code requires.

5. Justification for Approval of the Request:

- Approval would allow the parking to be more in-line with the requirements of the customer needs for the building. Additional parking per the requirements would not be utilized.
- Reducing the required parking would alleviate the requirement for an additional +/- 10,200 s.f. of asphalt paving.
- Reducing the required parking would alleviate additional parking lot lights affecting the current site photometrics.
- Reducing the required parking would lessen the site disturbance by reducing the grading and native vegetation removal on the site.
- Reducing the required parking would alleviate increasing the overall impervious surfaces of the site affecting drainage requirements.

6. Anticipated Schedule of Development: Fall of 2021.

7. Conceptual Site Plan is attached with submittal.