



LETTER OF INTENT

To: Planning Department - El Paso County, Colorado

From: TWINSTEPS architecture

Date: November 4, 2022

Subject: 1490 Valley Street Colorado Springs CO
APN: 5407203012

The following is a notification for a Special Use I-2 district, for the above-referenced project site. There will be no site improvement, just a Special use permit request. Existing Building(s) onsite to remain without changes or impact to the property development. There are (3) existing buildings to remain, existing buildings will remain without no changes.

1. The proposed Special Use permit I-2 will continue to keep with the character and condition of the area.
2. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area.
3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, because of the uses allowed and the infrastructure already in place.
4. The proposed Special Use I-2 conforms to all applicable adopted plans, goals, and policies.
5. United Rentals is a construction equipment and tool rental Company that provides many other services throughout the nation for numerous General Contractors and Construction Jobsites. United Rentals will be purchasing the existing property mentioned above and taking over the existing business and its operations. All existing business operations will remain the same without changes.

If you should have any questions, please contact me at 949-285-3199 ext. 414 or susano@twinstepsarch.com.

Best regards,
Susano Ureno
Job Captain
TWINSTEPS architecture

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