



LETTER OF INTENT

To: Planning Department - El Paso County, Colorado

From: TWINSTEPS architecture

Date: January 31, 2023

Property Address: 1490 Valley Street Colorado Springs CO
APN: 5407203012

Zoning: I-2 CAD-O

Applicant Name: Susano Ureno

The following is a notification for an Outdoor Storage as an Accessory Use to I-2 district, for the above-referenced project site. There will be no site improvement, just an Outdoor Storage 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 any changes.

1. The proposed Outdoor Storage for I-2 conforms to all applicable adopted plans, goals, and policies to the Land Development standards and requirements Of El Paso County.
2. The proposed Outdoor Storage permit I-2 will continue to keep with the character and condition of the area. The Proposed Outdoor Storage request will comply with the definition of the proposed use and any applicable Land Development Code and standards of El Paso County.
3. All exiting (utilities) direct water supply, direct sanitary waste, and power to the property and building(s) shall remain existing to remain. No additional utilities are to be provided for this property.
4. All proposed Porta-Potty(s) will be screened at the rear of the property as indicated and shown on the attached Site Plan. Porta-Potty(s) will be screen from the public view by the natural existing elements onsite, such as the existing East building, North principal existing building and the existing trees and shrubs at the southside of the property.

Irvine Office
18872 MacArthur Blvd
Suite 100
Irvine, CA 92612
949.285.3199

Los Angeles Office
10000 Washington Blvd
6th Floor
Culver City, CA 90232
949.285.3199

San Jose Office
111 N Market St
Suite 910
San Jose, CA 95113
408.340.1990

Seattle Office
1201 3rd Ave
22nd Floor
Seattle, WA 98101
206.567.7712

5. No additional impact of traffic will be generated on this property. Low foot traffic throughout the day. Existing business operations from previous tenant to be like this new tenant.
6. No additional intent for any alternatives to be requested for on this property. Only a request for Outdoor Storage use.
7. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area.
8. 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.
9. United Rentals (The client) for this project is a construction equipment and tool rental Company that provides many other services throughout the nation for numerous General Contractors and Construction Jobsites.

If you should have any questions, please [contact me at 949-285-3199 ext. 414](tel:949-285-3199) or susano@twinstepsarch.com.

Best regards,
[Susano Ureno](#)
Job Captain
TWINSTEPS architecture

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