



April 2, 2020

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

Attn: To Whom It May Concern

Re: O'Reilly Auto Parts Store
N. Marksheffel Road
Colorado Springs, CO #11 (C11)

Dear Madam or Sir:

Please accept this Letter of Intent to construct, for the purpose of the retail sale of automotive parts and accessories, a 7,453 square foot O'Reilly Auto Parts Store. This store would be located at Lot 4, Block 1 of the Claremont Ranch development on N. Marksheffel Road in Colorado Springs, Colorado. This is an 0.970 acre site, zoned CR (Commercial Regional). It is accessible from the west by Marksheffel Road and from access roads to the south and east. There are no buildings on the property, but there are water, sewer, gas and electric service in place.

The proposed development is in conformance with the overall traffic impact study for Claremont Ranch prepared by Kimley Horn. The overall traffic impact study estimated the building square footage to be 7,500 square feet and the average daily trips to be 416. The proposed building is 7,453 square feet and is estimated to generate 412 average daily trips. The development of this auto parts retail store will result in less average daily trips than the overall traffic impact study anticipated. Therefore, a site specific traffic impact study is not required.

Listed below are the names and contact information for the current Owner, Applicant (future Owner) and Architect for this project.

Owner: Evergreen-Constitution & Marksheffel, LLC
Attn: Ms. Laura Ortiz and Mr. Zach Lauterbach
2390 Camelback Road, Suite 410
Phoenix, AZ 85016

Office: (602) 808-8600
Fax: (602) 808-9100
Email: lortiz@evgre.com
zlauterbach@evgre.com

Applicant: O'Reilly Auto Enterprises, LLC
233 S Patterson Avenue
Springfield, MO 65802

Office: (417) 868-4266
Email: jminor10@oreillyauto.com

Architect: Craig A. Schneider, AIA
1736 E. Sunshine Street, Suite 417
Springfield, MO 65804

Office: (417) 862-0558
Fax: (417) 862-3265
Email: esa@esterlyschneider.com

Please feel free to contact our office if you have any questions.

Sincerely,

Scott Kraus
Senior Vice President
Real Estate and Expansion
O'Reilly Auto Enterprises, LLC

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Copy of this letter only to: Mr. Steve Peterie, O'Reilly Auto Parts