



January 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.

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 Design
O'Reilly Auto Enterprises, LLC

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Per the early assistance meeting, as justification for not requiring a traffic impact study provide a brief summary in the letter of intent confirming if this project is in conformance with the Claremont Ranch Filing 9C traffic impact study. Search PCD File No. VR1811 on EDARP (<https://epcdevplanreview> for the report).

Attachments:

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