



## Letter of Intent

### Re: Eldorado Springs Apartments, TSN # 6433300012

June 27, 2019

The proposed application includes an Administrative Site Development Plan application which reflect the intention of developing the site for 236 multi-family units. Previously the site was approved for 240 multi-family units. The current proposal decreases some of the earthwork and magnitude of retaining walls that were necessary. The design submitted complies and is conjunction with the El Paso County Standards, including parking which is provided with a combination of surface parking spaces, carports, stand-alone garages and garages on the lower floor of the buildings. Building composition includes the aforementioned garages, 10 apartment buildings, and a clubhouse at the northern portion of the site. The southern portion of the site, much of the land adjacent to Westmark Avenue, is planned to subdivided as a separate tract with it's future undetermined at this time.

Given all the information above, we believe the development will not only maintain the harmoniousness to the existing land uses and create an appropriate transition to the existing single-family up the hill to the west, but also to create site design that will be an attractive asset to the overall area.

We are requesting administrative relief for three landscape-related items that are further detailed in the request. They are essentially for utility easements that prohibit the ability for trees where otherwise required and to increase the perceived distance of the property from the adjacent, uphill properties to the west bringing the fence line downhill closer to the apartment buildings.

Site Location: Southwest of the Intersection of Venetucci Blvd and Bob Johnson Drive

Parcel Size: 15.55 Acres

Zoning (Existing): RM-30 RS-6000

#### Owner Information:

Michael Winterfeld  
5202 Ventura Drive  
Fremont, NE 68025  
402.981.6412  
[mwinterfeld@taylorandmartin.com](mailto:mwinterfeld@taylorandmartin.com)

#### Developer (Future Owner) Information:

Emery Stephen Holdings, Ltd. c/o Emery Chukly  
5671 N. Oracle Road, Suite 1102  
Tucson, AZ 85704  
520.907.2807  
[echukly@gmail.com](mailto:echukly@gmail.com)

#### Consultant Information:

Altitude Land Consultants, Inc. c/o John Olson  
2727 N. Cascade, Suite 160  
Colorado Springs, CO 80907  
719.231.3959  
[john@altitudelandco.com](mailto:john@altitudelandco.com)

#### Denver Office:

3461 Ringsby Court, #125  
Denver, Colorado 80216  
720.413.9691

#### Colorado Springs Office:

2727 N. Cascade Avenue, #160  
Colorado Springs, CO 80907  
719.231.3959