



Letter of Intent

Re: Eldorado Springs Apartments, TSN # 6433300012

February 20, 2020

The proposed application includes an Administrative Site Development Plan application which reflects 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 in 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.

Given 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 will also create site design that will be an attractive asset to the overall area.

We are requesting an alternative landscape design in lieu of a fence on the west, north and south sides of the property.

Please reference the submitted section, which shows that there is a significant amount of grade change between the existing residences to the west and the proposed apartment site. The vertical elevation difference between the finished floor of the existing houses and the finished floor of the nearest apartment building is approximately 50-feet. Additionally, the closest house measures approximately 200-foot horizontal distance from the nearest apartment building.

A 6' fence is not necessary to create a buffer between the properties, as the grade difference, proposed retaining walls and dense landscaping provide a visual barrier between the properties. Furthermore, many of the existing homes have 6' cedar fences along their rear property lines as well as mature vegetation in backyards and along portions of the slope that are not to be disturbed. The combination of the existing fencing and vegetation with the proposed landscaping will create an appropriate buffer.

The proposed buffer includes a variety of evergreen species to be planted at minimum 6-foot height. Each of the buffers has at least 50 percent evergreen species, while the County requirement is 33 percent. The west side has 75 percent evergreen species, which will create a visual barrier as early as initial planting and will increase in density and fullness as the trees mature. On average, evergreens grow between 6 and 12 inches per year.

Site Location: Southwest of the Intersection of Venetucci Blvd and Bob Johnson Drive
Parcel Size: 15.55 Acres
Zoning (Existing): RM-30 RS-6000

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



Owner Information:

Michael Winterfeld
5202 Ventura Drive
Fremont, NE 68025
402.981.6412
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

Consultant Information:

Altitude Land Consultants, Inc. c/o Katie Whitford
2727 N. Cascade, Suite 160
Colorado Springs, CO 80907
719.323.4747
katie@altitudelandco.com

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Letter of Intent

Re: Eldorado Springs Apartments, TSN # 6433300012

October 23, 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 in 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.

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 an alternative landscape design in lieu of a fence on the west side of the property. We are providing additional landscape including trees and shrubs along this area to provide a natural buffer between the properties.

Site Location: Southwest of the Intersection of Ventura and
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

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

The director is still considering, however, rendering and justification needs more detail, eg, what will the caliber of the tree be at time of planting, when is maturity estimated, etc.

Developer:

Emery Stephen Holdings, Ltd. c/o Emery Chukly
5671
Tucson
520.9
echukly

Response: Letter of Intent has been updated with a more detailed justification. Please also reference the Buffer Section graphic, which is included in the resubmittal.

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