



LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

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 Ve
Parcel Size: 15.55 Acres
Zoning (Existing): RM-30 RS-6000

Owner Information:

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Developer:

Emery Stephen Holdings, Ltd. c/o Emery Chukly
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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.

Consultant Information:

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