

**ABC SUPPLY CO
LETTER OF INTENT
Lot 8, Akers Acres**

**October 10, 2018
El Paso County**

OWNER/APPLICANT

ABC SUPPLY
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CONSULTANT

**OBERING, WURTH & ASSOCIATES
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OWA Project No. 18022

SITE LOCATION, SIZE AND ZONING

The proposed Lot 8 Akers Acres is approximately 9.33 acres in total and is located within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian. The legal description is: Lot 1, Akers Subdivision No. 1 as recorded in Plat Book H-2 at Page 48, under Reception No. 432490 of the records of El Paso County, Colorado.

The development area is located in El Paso County, Colorado along the west side of Marksheffel Road, north of Constitution Avenue and east of Akers Drive. Specifically, the area of study is bounded by Asphalt Recovery Specialists to the north, Akers Drive to the west, vacant land and Constitution Avenue to the south and Marksheffel Road to the east.

The proposed site is zoned in the El Paso County as "M"-Industrial (obsolete).

REQUEST AND JUSTIFICATION

The goal of the project is to add an approximate 300' x 300' asphalt yard directly to the east of the existing building. The purpose of the yard is for outdoor storage of building supplies. The yard will be screened by a six-foot high fence.

The addition will not generate additional traffic to the business, as the existing volumes will remain as current.

In addition to the asphalt storage yard, an extended detention pond will be constructed adjacent to it to the east.

ABC Supply CO is requesting that El Paso County approve the site improvements as presented in the Site Development Plan Drawings. There will not be any additional trips; the land is currently unimproved. The improvements will only serve to formalize a storage area for additional building supplies.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.

The existing site features include a 176' X 200' metal building, parking and loading areas. The frontage to the west of the building is landscaped with trees and decorative rock. No additional landscaping is proposed and no Landscape Plan is included in this submittal. Akers Drive to the west is paved. To the north is Asphalt Recovery Specialists. To the east of the lot is Marksheffel Road which is paved. To the south is a vacant unimproved lot, followed by the paved Constitution Avenue.

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WAIVER REQUESTS AND JUSTIFICATION

There are no waiver requests as part of this Letter of Intent.