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

October 10, 2018 El Paso County

#### **OWNER/APPLICANT**

### **ABC SUPPLY**

2675 Akers Dr Colorado Springs, Co 80922-1502 Phone 719-380-9911 Fax 719-380-9907

### **CONSULTANT**

## OBERING, WURTH & ASSOCIATES CONSULTING CIVIL ENGINEERS PROFESSIONAL LAND SURVEYORS

1046 Elkton Drive Colorado Springs, Colorado 80907 Phone 719-531-6200 Fax 719-531-6266 email: owacivil1@mindspring.com

**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.