



Letter of Intent

10/4/17

Project: Elevate
7363 McClain Point
Colorado Springs, Colorado 80915

This is a Request for a use of Warehouse to be changed to R.V. Sales on the above mentioned property. Please see the required Type C application attached.

This is an allowable use. Existing parking is set up for warehouse space which allows for one space per one thousand square feet. The building is 15,400 square feet divided into four spaces and requires 16 spaces for the entire building. We have provided 5 additional spaces beyond those that are required.

Using the parking requirements for RV sales as 1 space per 1000 square feet, we would need 4 spaces. In addition to that we would need one space for each 100 square feet of office. We are providing a 12'-0" x 14'-0" office or 168 square feet which requires an additional 2 spaces per Table 6-2 of the El Paso County Land Development Code . This fits within the parking that is already on the site. We will be using 2 of the 5 extra spaces for this tenant.

Thank You

A handwritten signature in blue ink, appearing to read 'John R. Barnes', is written over a light blue horizontal line.

John R. Barnes
Barnes Architects of Colorado
B-2327