

C. T. Martin, LLC
Commercial Real Estate Services
(719) 661 – 0082

March 16, 2018

Mr. Raimere S. Fitzpatrick, AICP
Project Manager /Planner 2
Planning and Community Development Department
Planning Division
El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: **Letter of Intent – 5930 Paonia Ct – Special Use Request**

Mr. Fitzpatrick:

Good afternoon. This letter of intent is provided per our meeting of March 7, 2018. The owner has authorized me to submit this letter and hereby requests a **Special Use permit allowing the property to be used for contractor's storage yard** in accordance with the Land Development Code.

- | | | |
|-------------------------|--|---|
| 1. Subject Property: | 5930 Paonia Ct | Include that you could not find a point of contact for the Mineral Rights Owner in this letter. |
| 2. Assessor's Parcel #: | 5407205007 | |
| 3. File No. : | C-18-6 | |
| 4. Current Zoning: | I-2 | |
| 5. Owner of Record: | Nuphase, LLC | |
| 6. Use History: | Prior to 1998 the property received a variance to allow auto repair and was used for Corvette repair and restoration which included outside storage of equipment, materials and autos. In 2003 a variance (VA-03-012) was granted to a new owner to use the property as a contractor equipment yard. This variance expired in 2013, however the then owner continued to use the property as a contractor's equipment yard for a drilling company up until 2015 when the property was purchased by the current owner. The current owner leased the property to HCD, a drilling company doing the same business as the prior owner. HCD continues to lease the property. HCD is a preferred contractor for the City and County, utility providers, government and military entities and operates across the United States. | |

Attached please find the Zoning Map, Site Plan, Legal Description and current Title Commitment as required.

Please call with any questions.

Sincerely,

Include the proposed use of the contractors equipment yard, what is currently happening on the property. Hours of operation? Employees? Be as detailed as you can.

Charlie Martin for Roger Wallace, Manager, Nuphase, LLC
Charles T. Martin
Broker/Owner

Markup Summary

dsdkendall (2)

is equipment used... this mineral... the property as a contractor's equipment yard for a drilling company up...
ing Map, Site Plan, Legal Description and current Title Commitment...
Include the proposed use of the contractor's equipment yard, what is currently happening on the property. Hours of operation? Employees? Be as detailed as you can.
Roger Malison, Manager, Neptunes, LLC
dsdkendall@dsdkendall.com 714 648 9798

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Include the proposed use of the contractors equipment yard, what is currently happening on the property. Hours of operation? Employees? Be as detailed as you can.

Include that you could not find a point of contact for the Mineral Rights Owner in this letter.

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Include that you could not find a point of contact for the Mineral Rights Owner in this letter.