

Site Development Letter of Intent

From: Bison Investment Holdings LLC

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Property Address: 2875 East Las Vegas St. Colorado Springs, CO 80906

Property Tax Schedule #: 6433400016

Current Zone – M Industrial (Obsolete)

PCD File NO: PPR2425

This request is to add a commercial building 175x50 using pole barn construction to the existing parcel. The existing parcel is approximately 8.07 acres of vacant industrial storage.

The property was purchased in the 1980s and current ownership was under the impression there was an approved site plan with the county. The property and usage are the same today as it was in the 1980s.

No changes in use or operation have taken place. Property is an additional parcel to an existing property of the same owners and is utilized as work, equipment and trailer storage. There are no existing buildings on this parcel. This will be the first structure on this parcel. This parcel follows all requirements of the Land Development code and zoning of the parcel.

This parcel has no water service, so we are requesting a director approved substitute landscape design.

This request for a site plan is to add inside storage for equipment presently stored outside. There will be minimal land disturbance as the site is to grade, and the construction of the building will be from pole barn construction methods. There will be no changes to the existing land surface or existing vegetation. The property is not and will not be utilized for tire disposal, storage of discarded tires, or tire recycling.

Property is serviced by the adjoining parcel so no utilities are in place for this parcel.

Access to this parcel is provided through the adjoining parcel (6434306005) Frazee Construction 2845 E. Las Vegas St. which is under common ownership.

As the property has been utilized the same way there is no difference or variation for traffic generation or access issues.

There will be no additional traffic generated by the creation of this site plan. The traffic will continue to be the same as it has been with Frazee trucks and employees utilizing the site and roads the same as the past.

This site is a storage yard for the existing business of Frazee Construction and has been utilized as the storage yard since 1984. All traffic for Frazee construction enters and exists on the existing parcel (6434306005) and will continue to do so. There is no access to any road or street from this parcel.

The creation of this site plan will not impact drainage to any neighboring properties. Existing grading and drainage will not change and will not impact any neighboring properties in any way.