



4 January 2023s

Kylie Bagley  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

Project Data:  
Zoning: CS  
Address: 8035 Meridian Park Dr., Peyton, CO 80831  
Parcel: A  
Lot: 1A  
Tax ID/Parcel: 5301104002

RE: Letter of Intent for Dunkin Donuts to be built at Parcel A, Lot 1A, Bent Grass East Commercial Filing No. 2A El Paso County, Colorado

Dear Ms. Bagley,

This project has been designed to be in compliance with planning guidelines for El Paso County Planning and Community Development standards.

The project consists of a 1,998 sf single story retail building which will house a Dunkin Donuts store with drive thru and parking lot. This project will benefit the existing neighborhood by a providing high quality retail destination for coffee, beverages, and food with the added convenience of drive thru service. Care has been taken to design a first class commercial building using industry best practices.

The portion of the original lot not being used for Dunkin Donuts will be sold to another buyer for commercial use.

A separate process for the replat to split the north section of this lot into a separate lot has been started and is intended to run in parallel schedule with the planning review for the Dunkin project. The plans have been updated to match the lot split.

Water, sanitary sewer, and electric utilities will tie into the mainlines in Meridian Park Dr.

Please find in the attached plans, reports, calculations and associated submittal documents, demonstration of adequacy in accordance with all applicable local, state, and federal standards.

Sincerely,

John Sponseller  
Owner, Ethos Architecture Group LLC  
8025 W. 25<sup>th</sup> Pl.



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