

Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

July 31, 2017



There is no such thing as a conditional use permit in the County. There is a special use; however, this hotel use does not require one. It requires a site development plan. This property is zoned CS (Commercial Service) a hotel is an allowed use in the CS zoning district.

RE: My Place Hotel Letter of Intent

Dear Planning & Community Development Department,
The purpose of this letter is to formally propose a three story, 64 unit, My Place Hotel on Lot 3 of the Academy Gateway Subdivision Filing No. 1. Coordination with the overall development of the Academy Gateway subdivision has been ongoing through our design process.

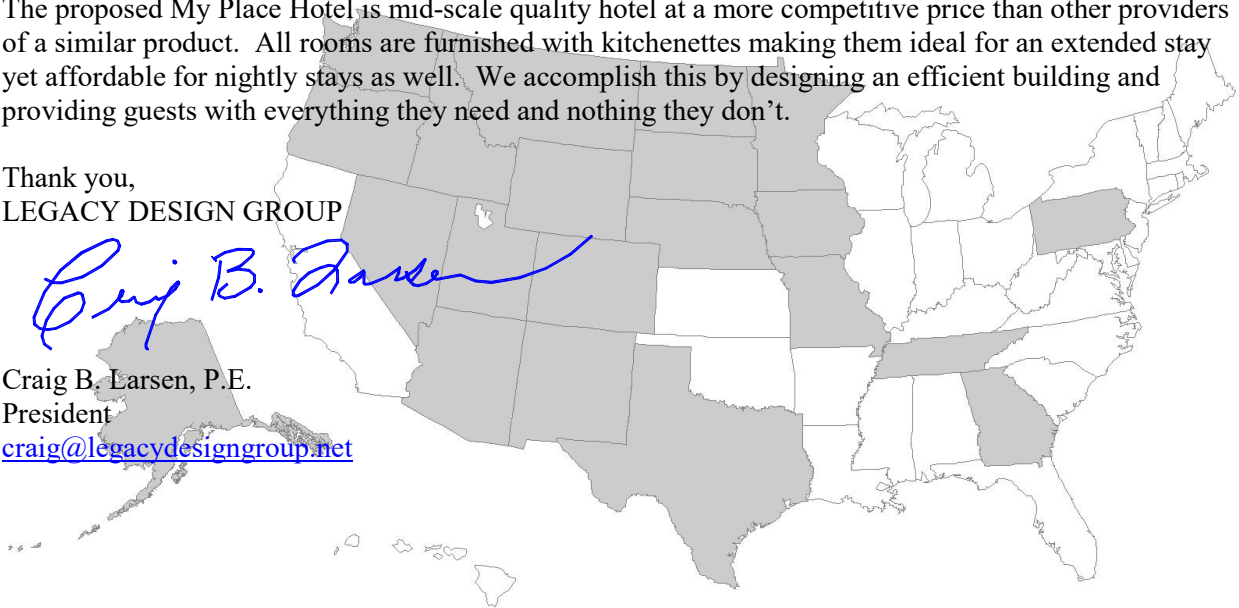
Is there a restaurant and bar?

The property is located in the El Paso County Commercial Service, CS, zone. Our understanding is that all uses within this overlay zone require a conditional use permit. A hotel is also an "Allowed" use in the CS zone per Table 5-1 of the El Paso County Land Development Code.

The proposed My Place Hotel is mid-scale quality hotel at a more competitive price than other providers of a similar product. All rooms are furnished with kitchenettes making them ideal for an extended stay yet affordable for nightly stays as well. We accomplish this by designing an efficient building and providing guests with everything they need and nothing they don't.

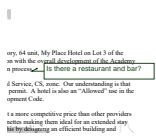
Thank you,
LEGACY DESIGN GROUP

Craig B. Larsen, P.E.
President
craig@legacydesigngroup.net



Markup Summary

dsdparsons (2)



Subject: Callout

Page Label: 1

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdparsons

Date: 8/29/2017 3:45:06 PM

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Is there a restaurant and bar?



Subject: Callout

Page Label: 1

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Status:

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Author: dsdparsons

Date: 8/29/2017 3:44:42 PM

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