

LETTER OF INTENT

Owner: Buffalo Property Holdings, LLC
c/o Andy Ellison
12365 Huron Street, Suite 1600
Westminster, CO 80234
303-243-5401

Applicant: 2862 S. Circle Drive, LLC
Attn: Dixie Snyder
C/O Griffis Blessing, Inc.
102 N. Cascade Ave., 550
Colorado Springs, CO 80903
719-520-1234

Site Location:

2862 S. Circle Drive, Colorado Springs, CO 80905, located on a 3.25 acre improved parcel, currently zoned C-2 (Commercial Obsolete) and located about 2.5 miles southeast of downtown Colorado Springs in an area of commercial and residential usage, northeast of the intersection of Interstate 25 and Circle Drive.

Existing Building, Etc.:

The existing building on the site is a four-story vacant building totaling 65,856 sq. ft., built in 1970, and previously used by the Department of Corrections. The proposed use will utilize the existing building, parking lot and roads on the site.

Request and justification:

The proposed application is for an administrative special use permit to remodel and utilize the existing vacant building for a "hospital" use. Up to three (3) floors of the building will be dedicated to outpatient clinics. Peak Gastroenterology Associates will occupy one floor to provide a new location for the citizens of the southern part of Colorado Springs to access a gastroenterology clinic. The remaining floors will house research patients with the ability to stay overnight for observations, and an acute skilled nursing facility where patients are afforded 24-hour care for 30 to 60 days. Traffic is estimated to be between 8-12 vehicles per hour for clinic patients. Those patients staying on a longer-term basis will not generate daily traffic because they will remain on site for the duration of their recovery.

Approval of the administrative special use will create new jobs, improve access for patients in need of gastroenterology care, primary care, and other potential medical services. In addition, renovation of the existing vacant building, landscape, and parking lot will increase property values.