



Pikes Peak National Bank

*We set the standard
for community banking*

Pikes Peak National Bank

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March 9, 2018

El Paso County Development Services Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Variance of Use
2290 Old Ranch Road, Colorado Springs, CO 80908
John P. Hotchkiss

To Whom it May Concern:

Please accept this letter of support for the Variance of Use requested by Mr. Hotchkiss for the above-referenced property. As you may be aware, Pikes Peak National Bank (the Bank) provided the financing for his purchase of the property. The Bank has been aware of his intent to eventually build a mixed-use structure on the property since the time of loan application. Additionally, the Bank has also been aware that the zoning variance would be required prior to construction.

In our underwriting considerations, we looked at the rapidly changing business environment in the area in which the property is situated. The demographics of the northern part of the county reflect the economic growth to the north, which should encourage the business environment to be creative and flexible. The plans for the property are well in line with this use. The surrounding environment would be minimally impacted by the new structure but the county would be positively impacted by the increase in business activity.

Mr. Hotchkiss has made his intent clear to build a structure that fits in well with the surrounding neighborhood, impacts traffic minimally, and uses the property to its highest economic output. The small businesses that will occupy the building will have close proximity to large commercial areas and dense residential areas, as well as easy access to I25 and Hwy 83.

The Bank is in support of the proposed use of the property and encourages the approval of the Variance of Use requested by Mr. Hotchkiss. If there are questions that can be answered by the Bank, please contact me at 719.473.5311 or robin@ppnb.com.

Very truly,

Robin J. Roberts
President and CEO