



Brenda L. Speer, LLC
ATTORNEY AT LAW

*protecting the assets and creations
of businesses and individuals*

December 21, 2020

Craig Dossey
Executive Director
**El Paso County Planning and
Community Development Department**
2800 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Project Name: 8815 Hot Mix Heights Development Plan 2020

Applicant: Oliver Watts Consulting

Owner: HW Diesel Enterprises, LLC

Our File: 1855-002

Dear Mr. Dossey:

Please accept this Letter of Intent as part of the Development Plan for the above-referenced matter.

Per the Development Plan, Applicant and Owner intend to and will submit the following documentation:

- Application/Petition Form
- Drainage Letter
- Landscape Plan Drawings
- Legal Description (MS WORD Version per requirements)
- Letter of Intent
- Sign Plan
- Title Commitment (Current within 30 days of submittal)
- Vicinity/Location Map
- Site Development Plan
- PBMP Applicability Form

The existing, and intended, continued, primary use for the Project is for contractor storage and RV storage in accordance with the zoning I-3 CAD-O which permits heavy industrial use and commercial airport district. The existing use for the Project area breaks down as follows:

- Overall Area: 231,825 sf (100%)
- Contractor Storage Area (West area of the Project): 109,765 sf (47%)
- RV and Contractor Storage (East area of the Project): 67,375 sf (29%)
- Landscape/natural/pond/drainage areas: 54,685 sf (24%)

As set forth above, although a minor portion of the property is used for storage of recreational vehicles, this storage is a minor usage compared to the primary, predominate use of the property for contractor storage. Owner intends that RV Storage use of the property will continually decrease

Please note that the landscaping standards required per Chapter 6 for all land uses are different from the intent/requirements of landscape buffering standards for adjacent uses (for outdoor storage requirements per Ch.5). Please justify how the alternative landscaping proposed meets the purpose of the code and promotes the concepts contained in the Landscape and Water Conservation Manual.

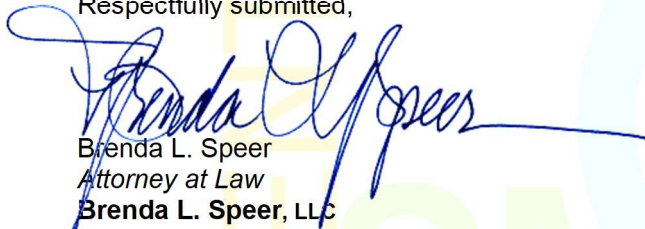
Please also add this justification information for alternative landscape plan in your letter of intent.

Owner further notes the following as stated on the concurrently submitted Development Plan Model prepared by Oliver E. Watts, Consulting Engineer, Inc.:

1. There is no development to occur; site is exiting. No grading will occur. Ponds shown are existing. Ponds and grading were installed as part of the Amended Plat, Barbarick Subdivision.
2. No building on site, existing or proposed.
3. Adjacent vinyl fencing installed by Morley Companies.
4. Light poles are existing. Lights are turned off at the breaker and will only be used in the case of emergency, for the Fire Department.
5. Chain link fence is existing.
6. A landscape waiver has been applied for.

Should the Department require clarification of the information provided herein, or further information from the Owner, regarding this Letter of Intent, please contact the undersigned.

Respectfully submitted,



Brenda L. Speer
Attorney at Law
Brenda L. Speer, LLC

Cc: **HW Diesel Enterprises, LLC**

Letter of Intent_v1.pdf Markup Summary

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Subject: Callout
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Author: Sophie Kiepe
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