

November 1st 2018

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

Letter of Intent

Lamar Advertising is requesting Special Use approval to replace an existing billboard.

Location: 7185 E. Highway 24-Tax Schedule No. 5408001018

Property Owner: Arachind Holdings, LLC
Attn. James Whiden
P.O. Box 75065
Colorado Springs, CO 80970-5065

Applicant: Lamar Advertising
Attn: Adam Sanchez
2110 Naegele Road
Colorado Springs, CO 80904

Existing billboard Size: 10'7" x 22' 9" (245 sq.ft) -2 faces (1 static and 1 digital)
Proposed billboard back to back digital 10'7"x 22' 9" (245 sq.ft.) 2 faces (2 Digital), by removing the static face.

The El Paso County Master plan provides that certain types of commercial/industrial/retail businesses will be of benefit to the community when located in designated areas of the county. The county recognizes that billboards are a necessary and appropriate advertising medium, and that there are acceptable and viable locations for billboards within the community.

The Property is currently zones CS. The CS zone districts allow billboards. This zoning district allows for billboards as a conditional use which would be consistent with the intent and purposes of that zoning district.

With the exception of one property that is zones RR-5, all the other adjoining properties are zones commercial or industrial. Therefore this special use request will be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding areas.

The billboard structure would not require any additional items such as parking, etc. And it would not require additional services such as utilities that would add to the existing uses of the property and would not result in an over-intensive use of the land

The billboard is located adjacent to the U.S. Highway 24 on private property. Traffic on Highway 24 continues to travel by the site each day. Access to the property is by way the existing frontage road.

A billboard structure emits no air pollution, requires no water, and does not make noise. The light intensity is monitored by electronic sensors that dim the display.

Lamar Advertising utilizes modern equipment and materials and considers safety and welfare of the present or future residents of El Paso County would not b impacted.

Upon approval of the special use, Lamar will acquire all necessary permits in conformance with established regulations and ordinances.

A billboard sign was originally permitted at this location on July 23rd, 1985. The size of the approved billboard was 12'x 24' (288 sq. ft.) -2 faces

The regulations for billboards in El Paso County were changed in the mid 1990's. At that time the regulations required that billboard faces between 377 sq.ft. and 245 sq.ft.to be reduced to 245 sq.ft. And the downsizing was to be done before January 1st 1998. The billboard at this site was reduced to 245 sq. ft.

The approval of the Special Use will not result in any appreciable increase in land use as a billboard has been located n this propoert for 22 years.

Thank you for the consideration.

Sincerely

A handwritten signature in cursive script, appearing to read "Adam Sanchez".

Adam Sanchez
Lamar Advertising