

June 3, 2022

City of Fountain  
Planning Department  
116 South Main St.,  
Fountain, CO 80817

**RE: Arby's South Academy – Application for Final Site Development Plan Review  
4446 Venetucci Blvd., Colorado Springs, CO 80906  
Folio ID: 650-431-1002  
Letter of Intent**

Bowman Consulting Group, LLC (Agent) is providing Planning, Civil Engineering Design and Permitting Services for the project located at 4446 Venetucci Blvd., Colorado Springs, CO 80906. RB Colorado LLC (Applicant) is seeking to develop the property into an Arby's quick service restaurant with drive thru. This is the formal Final Site Development Plan Review Application.

As the site exists today, the property currently has a Regional Commercial Centers future land use category and is located within the Planned Unit Development (PUD) zoning district, which allows the proposed restaurant use by-right. Per the public records of El Paso County, the property's folio number is 650-431-1002.

The applicant's intent is to construct a ±2,579 square-foot Arby's Restaurant with a drive-through, as well as provide the appropriate amount of parking, site landscaping, and construct utility and stormwater improvements to serve the site. The property and project will utilize the existing right-in/right-out driveway just to the south of the property off Venetucci Blvd., as well as cross-access with properties to north and south as part of the South Academy PUD.

If you have any question or require additional information, please do not hesitate to contact me at our Sunrise office, (954) 314-8480.

Sincerely,



**Sandra Zumpano | Project Manager**  
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