

CRAIG REAL ESTATE INVESTMENTS, LLC

4835 Centennial Blvd.
Colorado Springs, CO 80919

Phone: 719-574-2117
Fax: 719-574-2404

Letter of Intent

Date: October 23, 2018

Owner/Applicant Craig Real Estate Investments, LLC

Site Information: Legal Description

Lot 1, Cimarron Service Center Subdivision, County of
El Paso, State of Colorado

2275 Wayonka Rd Units A, E, F & G.

Tax Schedule No 5406204036

3.06 Acres

Zoned I-2

Request: To obtain special use of the El Paso County Land Development Code to allow work on automotive repair. Table 5-1 of the Code identifies vehicle Repair Garage, Commercial as permitted provided Special Use approval is obtained.

Justification: In the best interest of our tenants Craig Real Estate Investments is requesting special use for vehicle repair garage to allow our tenants to continue to do business. Being granted special use will not increase traffic or change the way business is currently conducted.

Existing and proposed facilities, Structures, Roads, Etc.:

There are two buildings on this lot. Water, sewer, gas, phone and cable are currently installed. There will be no change to any structures or land use.

Traffic: A traffic study has been completed for this project and it has been determined it will not create additional traffic or traffic hazards in the surrounding areas. Below are the results of our 18-day study from October 8, 2018 to October 26, 2018 8:00-17:00 this study includes both business which the special use would apply to.

Monday October 8	2 cars
Tuesday October 9	1 car

Wednesday October 10	0 cars
Thursday October 11	0 cars
Friday October 12	2 cars
Saturday October 13	0 cars
Sunday October 14	0 cars
Monday October 15	1 car
Tuesday October 16	1 car
Wednesday October 17	1 car
Thursday October 18	1 car
Friday October 19	0 cars
Saturday October 20	1 cars
Sunday October 21	0 cars
Monday October 22	2 cars
Tuesday October 23	2 cars
Wednesday October 24	0 cars
Thursday October 25	2 cars
Friday October 26	1 car

A total of 17 cars over an 18-day period including weekends is well below 100 vehicles per day.

Please feel free to contact me at 719-310-1800 with any questions or concerns.



C. William Kephart

You should address the special use criteria in the Land Development Code in Chapter 5.3.2.

Markup Summary

dsdkendall (1)

You should address the special use criteria in the Land Development Code in Chapter 5.3.2.

Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdkendall
Date: 11/30/2018 4:16:30 PM
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You should address the special use criteria in the Land Development Code in Chapter 5.3.2.