



November 28, 2018

**LETTER OF INTENT for Special Use at
6230 & 6220 Lake Shore Court
Parcel No. 5406204044**

PROPERTY OWNER: Lake Shore Investments LLC, 6230 Lake Shore Court, Colorado Springs, CO 80917.

APPLICANT AND CONSULTANT: M.V.E., Inc., 1903 Lelaray Street, Suite 200, Colorado Springs, CO 80909, Charles C. Crum 719-635-5736.

SITE LOCATION, SIZE AND ZONING: The site consists of Lot 3, Lake Shore Industrial Park, Filing No. 2, as recorded in Reception No. 99011145 of the records of El Paso County.

The addresses for the lot contained in the site are 6230 and 6220 Lake Shore Court. The total area of the lot is 1.23± acres.

The zone of the site is I-2 (Limited Industrial). All adjacent properties are similarly zoned I-2 as is the property across Lake Shore Court.

REQUEST AND JUSTIFICATION: The request is for a Special Use to allow a Contractor's Equipment Yard and Outside Storage on the property, which is in the I-2 Zone. The site contains a building used as office and warehouse space. The owner has used the fenced portion of the site for storage of trailers, vehicles and materials since May 2000 when it was granted a variance (VA-00-010) to operate a contractor's equipment yard which expired in 2015. The site is completely developed and complete with building, paved access, paved parking and established landscaping. There is no planned construction or modifications to the site.

The subject property currently has outdoor storage areas that are completely fenced with a 6 foot high opaque chain link fence with gate access to the common access drive along the west side of the property. This fencing is in character with the surrounding properties. The outdoor storage areas is used, and will continue to be used for the storage of contractor's equipment and materials including job site office-trailers, hauling trailers, construction machinery, ladders, scaffolding, construction traffic control devices and occasional temporary building materials.

The Special Use of Contractor's Equipment Yard and Outside Storage has existing access to access public Lake Shore Court by way of a shared private street. The development generates a total of 8 trips per day (Average weekday trips ends) and 1 trip in the peak hour based on 6.75 trips per acre for Heavy Industrial development (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). Due to the low number, a Transportation Impact

PCD File No. AL1819

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Study (TIS) is not required for the project. A new commercial driveway access permit will be obtained for the existing site for access from Lake Shore Court.

No new construction is planned at the site. Drainage from the site has not and will not adversely affect the adjacent properties.

Adjacent properties currently store equipment and materials and the continued use of this property as a Contractor's Equipment Yard and Outside Storage would be consistent with adjacent properties.

Without the Special Use, the existing business would be deprived of an appropriate location to store materials and base operations as they have since 2000. The requested Special Use is appropriate for this industrial type property located within an industrial park. The strict application of the code and denial of a new Special Use would result in exceptional hardship to the owner, causing the need to relocate or close their business activities, affecting life and livelihood.

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