

**LETTER OF INTENT  
SHORT STOP – DEVELOPMENT PLAN**

John P. Nelson Associates  
1626 E. Pikes Peak Ave.  
Colorado Springs, CO 80909  
October 11, 2018

- 1      Owner:            T & A Vong  
                              485 N. Circle Dr.  
                              Colorado Springs, CO 80909  
  
            Applicant:    John P. Nelson Associates  
                              1626 E. Pikes Peak Ave.  
                              Colorado Springs, CO 80909  
  
            Consultant:   (same as applicant)
- 2      Site location: 5819 Palmer Park Blvd.  
            Site size:        5.55 AC  
            Zoning:            CR
- 3      Request:            The request is for review and approval of an amendment to the Site  
                              Development Plan for Powers Center to include the Short Stop  
                              Restaurant.  
  
            Justification:   The proposed restaurant is an approved use in the existing CR  
                              zone. It will be located in an existing parking lot that has adequate  
                              parking to support the existing commercial building and the  
                              proposed restaurant. The proposed use is consistent with the intent  
                              of the zoning ordinance and conforms to all related  
                              planning/zoning standards for the proposed use and the  
                              surrounding neighborhood.
- 4      Existing and proposed facilities: There is an existing 44,737SF commercial  
            building on the site. The proposed restaurant will be located on the site through a  
            land lease agreement. There will be no subdivision of the site or sale of land for  
            this restaurant.
- 5      Landscaping: The Short Stop building will be in an existing commercial center  
            and the site is a fully paved parking lot. There is no existing landscaping on the  
            site and no place to introduce new landscaping. NOTE: A separate Landscaping  
            Variance Request has been provided regarding this item.
- 6      Traffic: Refer to Transportation Memorandum prepared by LSC, Inc. (LSC  
            #184880) dated 9/27/18.