



Leino Properties

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November 20, 2020

Ms. Lindsay Darden
Planner II
EL Paso County Planning Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Letter of Intent - Site Plan Approval For 7245 Cole View, Colorado Springs

Ms. Darden;

74th Avenue Limited Partnership is in contract to purchase 7231 & 7245 Cole View in Claremont Business Park in Colorado Springs. Upon receiving Site Plan Approval for 7245 Cole View and the Special Use Permit for A-1 Chipseal's business operations at this location, 74th Avenue Limited Partnership shall close on the purchase of the properties.

A-1 Chipseal will use the two properties together for business, occupying the building for office space, shop and warehouse and site as originally developed and operated since 2007. Lot 36 known as 7245 Cole View shall then be used as a contractor's yard for storing vehicles, equipment and materials. The use and proposed site plan is in compliance with El Paso County's CS-CAD-0 zoning and consistent with neighboring properties in the Claremont Business Park.

We request approval of alternative landscaping. The Code requires internal landscaping for all commercial projects. Because it is not reasonable to protect such landscaping within a contractor's equipment yard and there would be no visible benefit to the community, we propose enhanced roadway landscaping that matches the roadway landscaping that is currently planted in front of 7231 Cole View in lieu of the internal landscaping. Specifically we propose to locate the opaque fence at the building setback line to provide space for additional landscape plantings. We have proposed 1 additional tree and 19 shrubs in addition to the 4 trees that are required to satisfy the Code requirements for roadway landscaping in front of 7245 Cole View (see landscape plan).

Thank you for all your efforts and immediate attention to this matter, time is of the essence.

Please call me if you have questions or require additional information.

Sincerely,

Chris Leino
Leino Properties, LLC