



Leino Properties

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September 18, 2020

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

RE: Letter of Intent Request a Special Use Permit be Issued for A-1 Chipseal to Operate Daily Business with Yard for Vehicles, Equipment and Materials Storage

Ms. Darden;

74th Avenue Limited Partnership is in contract to purchase the property commonly known as 7231 & 7245 Cole Vw in Claremont Business Park in Colorado Springs. Immediately upon receiving the Special Use Permit for A-1 Chipseal's Colorado Springs operation including office, shop and yard 74th Avenue Limited Partnership shall close on the purchase of the property.

We hereby request El Paso County Planning Department issue the Special Use Permit necessary for A-1 Chipseal to conduct its daily business at this location using the fenced yard for parking vehicles, equipment and materials storage. The information provided with our application includes; applicant and consultant contact information, property location, size and zoning, justification for requesting the Special Use Permit, property survey with property boundries, fencing and screen walls, the building and Cole View street.

A-1 Chipseal's use of the building and yard is consistent with other similar properties (including adjacent neighbors) in Claremont Business Park.

Time is of the essence! Closing on the property is now entirely dependent on A-1 Chipseal receiving the Special Use Permit.

Persuant to my discussion with Craig and Nina it is our expectation and desire the Special Use Permit, common for properties in Claremont Business Park can be an adminstrative approval within two weeks.

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

Sincerely,

Chris Leino
Leino Properties, LLC