



April 25, 2024

Tamara Baxter
Senior Planner
Planning and Development – Land Use Review
30 South Nevada Ave. Ste. 105
Colorado Springs, CO 80901

Dear Ms. Baxter.

Conditional Use – Project Statement – 7770 Black Forest Road Addition No. 2

This Project Statement letter is to identify that the property located at 7770 Black Forest Road meets the Conditional Use requirements. The Tax ID Number is 5306000102. It is located one third of a mile north of E. Woodmen Rd on the west side of Black Forest Rd. Currently the property has one single-family home and is zoned RR-5 CAD-O in El Paso County. With the “Dwelling” Single-Family home currently existing on this proposed zone to be MX-M/AP-O, requires a “Conditional Use” to be applied for with this application. The current owner is CMD Management Co. The existing single-family home is a two story with 3,456 square feet and was built in 1992 on 4.122 acres. The existing single-family currently meets the required design standards for a Low-Density, i.e. size, scale, and height. This home currently has access to Black Forest Road (Public R-O-W) and Foxtrot Dr. (Private R-O-W). This home is self-sustained with all required utilities. The owners remaining in this home do not and will not cause any burden on the surrounding properties.

We thank you for your review and favorable recommendation of approval.

Sincerely,

A handwritten signature in blue ink that reads "Shannin D Albers".

Shannin D Albers