



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 – Land Use Statement – 7770 Black Forest Road Addition No. 2**

This Land Use statement letter is to identify that the property located at 7770 Black Forest Road meets the Conditional Use requirements. Currently the property is zoned RR-5 CAD-O in El Paso County. The proposed zone will be MX-M/AP-O. A “Dwelling, Single-Family Detached” requires a “Conditional Use” application under the requested MX-M/AP-O zone. This property is a Low-Density property. This Low-Density property is compatible with the single-family neighborhoods to the east, west and north. This existing single-family home has been at this location for 32 years and does not generate excessive noise, high traffic or pollutants. There should be no need for any mitigation for any adverse impacts.

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