

Owner/Applicant:
Alecia Munson
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Colorado Springs, CO 80908
Blondefarmer@outlook.com

March 19, 2018

Nina Ruiz - Planner II

El Paso County Planning and Community Development

2880 International Circle

Colorado Springs, CO 80910

RE: Letter of Intent

Site location: Northwest corner of Black Forest Road and Shoup Road, located in north El Paso County

Also known as 12470 Black Forest Road

Tax ID 521-800-2001

Consisting of 11.04 acres, currently zoned to CR

Dear Ms. Ruiz,

I am requesting a rezone to CS to allow for existing uses on site. Property is currently in violation and rezoning would bring the property into compliance.

The property has been mentioned in the Black Forest Preservation Plan as one of the two major commercial nodes in the Black Forest area. On page 50 of the Preservation Plan, under Current Commercial land use it states - well established commercial nodes, prior to 1974, the "Community Center" located at Black Forest Road and Shoup Road and that new commercial uses in this portion of the planning area only to be located in the proximity to these two intersections.

In addition on page 76 under Proposed Action, paragraph 1.7 it says that in reference to future planning we should "enhance the function of the area near the intersection of Black Forest Road and Shoup Road as the "Community Center" of the planning area. These are just a couple of examples of the Black Forest Preservation Plan supporting this rezoning.

Existing facilities:

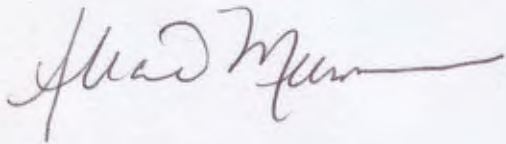
Gas station and general store
Yoga studio
Animal feed store/ supplies and storage
Vape shop
Wine tasting/retail store
Upholstery shop
RV repair
Heavy equipment storage

Additional proposed facilities

RV storage lot
Restaurant/bar
Office space
Retail sales space

Water in the form of a chlorinated commercial well is onsite and in use. It is in compliance. In addition the well permit (206657-A) states "Water from well shall not be used for any uses outside the building structure, including lawn or landscape irrigation, or animal watering." A waiver is requested concerning the landscape requirements.
Sewer is an existing septic system onsite and currently in use.

Best regards,

A handwritten signature in dark ink, appearing to read "Alecia Munson", with a long horizontal flourish extending to the right.

Alecia Munson, property owner