



Enterprise Rent-a-Car Gleneagle Letter of Notice

This letter is being sent to you because Nate Vaccari with Enterprise Rent-a-Car is proposing a land use project in El Paso County at the referenced location (see “Site Information” below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts (see “Project Contacts” below). Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

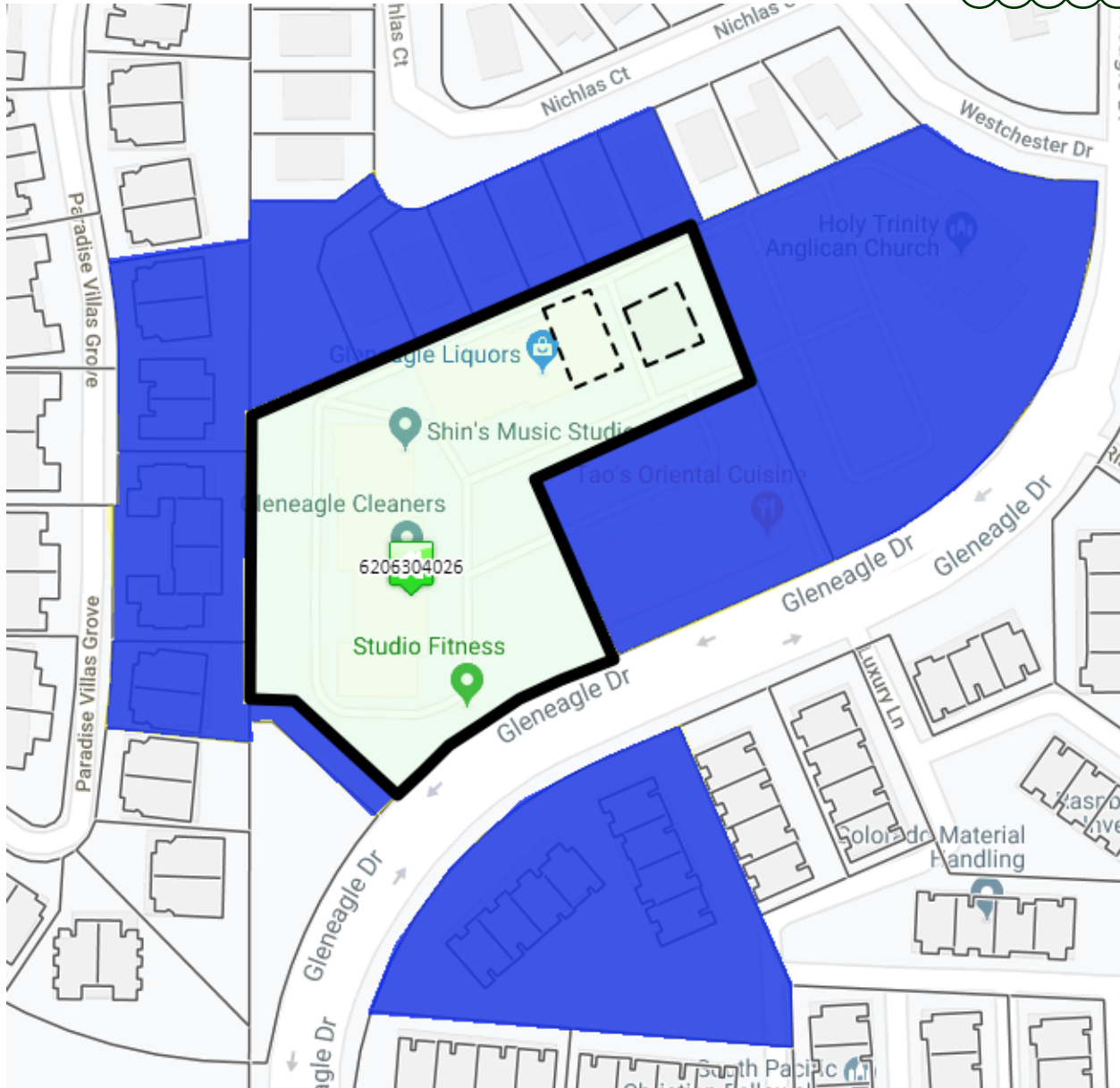
PROJECT CONTACTS

Nate Vaccari
7201 S. Fulton Street
Centennial, CO 80112
(970) 301-1071

Brian Bucher, Architect
Bucher Design Studio, Inc.
12325 Oracle Blvd. Suite 111
Colorado Springs, CO 80921
(719) 484-0480

SITE INFORMATION

13854 Gleneagle Drive (a suite in Gleneagle Square)
Colorado Springs, CO 80921
Parcel size: 2.72 acres
Current zoning: R-4



Subject Property



Suite and Gas Station Canopy



Adjacent Properties

REQUEST AND JUSTIFICATION

It is requested that a variance of use be accepted for the suite in the parcel listed above. The property is zoned R-4 (an obsolete zoning designation) which only allowed retail uses under the outdated code. The new use represents a low traffic, quiet, commercial use for a site that previously housed a convenience store and gas station. The site and suite are currently vacant.

EXISTING AND PROPOSED FACILITIES

The existing property consists of two commercial buildings divided into suites as well as a parking lot and a gas station canopy. The suites have retail or office uses and multiple suites are vacant. The gas station canopy is currently being used to park U-Haul trucks and trailers. The proposed use will fill one of the vacant suites and the gas station canopy will remain and be used for covered parking.

The proposed use shall function as a low traffic, low trash generating business that creates no off-site impact to existing neighbors.

Landscaping, which has been absent for previous uses of the site, will be re-established to original requirements.

Each neighbor within the HOA must be notified as they are separate owners. A list has been attached for your records. Please update the notification and resend to all that are on the list provided.

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Paradise Villas Owners Association Inc
6015 Lehman Dr. Suite 205
Colorado Springs, CO 80918

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Gary Georgeann
3240 Austin Dr.
Colorado Springs, CO 80909

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Richard Johnston
13940 Nicholas Ct.
Colorado Springs, CO 80921

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Donald Water + Sanitation District
15850 Holbein Dr.
Colorado Springs, CO 80921

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Shirley Monk
13960 Nicholas Ct.
Colorado Springs, CO 80921

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Holy Trinity Anglican Church
13990 Glenview Dr.
Colorado Springs, CO 80921

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13970 Nicholas Ct.
Colorado Springs, CO 80921

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Huyen Dao Mong
4858 Diablo Valley Ct.
Colorado Springs, CO 80918

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