

**C. T. Martin, LLC**  
Commercial Real Estate Services  
(719) 661 – 0082

September 25, 2018

Mr. Len Kendall  
Project Manager  
Planning and Community Development Department  
Planning Division  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, Co 80910

Re: Letter of Intent – 5930 Paonia Ct – Minor Development Plan

Mr. Kendall:

Please accept this Letter of Intent as required for the Minor Development Plan.

1. Owner/Applicant: Owner - Nuphase LLC, 97 Seagull Circle, Colorado Springs, CO 80921, 719-534-0548, [rwallj@qwestoffice.net](mailto:rwallj@qwestoffice.net)  
Consultant - Charlie Martin, CTM LLC, 6809 Hidden Hickory Circle, Colorado Springs, CO 80927, 719-661-0082, [charlie@charlieTmartin.com](mailto:charlie@charlieTmartin.com)
2. Site Location/Size/Zoning: Existing 6000 sf industrial building and contractor storage yard on a 1.2 acre lot, 5930 Paonia Ct, Zoned I-2 SU.
3. Request and Justification: Approval of a Minor Development Plan to continue use as an industrial building and contractor storage yard. Property was developed and constructed in 1981. Property has been approved for a Special Use Permit to allow this type of use.
4. Existing and proposed facilities, structures, roads, etc.: This is an existing 6000 sf industrial building with contractor storage yard. The property has two drive ways on Paonia Ct. There are no proposed structures, roads, etc.
5. Waiver Requests: None.

Please contact me directly if you have any questions.

Sincerely,

**Charlie Martin**

Charles T. Martin  
Owner/Broker  
CT Martin Commercial Real Estate

This currently does not meet the landscaping requirements of the Land Development Code, If you are requesting an alternative landscaping request you should include a paragraph in this letter asking for an alternative landscaping request and justifying why you need the alternative.

# Markup Summary

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2 None: This currently does not meet the landscaping requirements of the Land Development Code. If you are requesting an alternative landscaping request you should include a paragraph in this letter asking for an alternative landscaping request and justifying why you need the alternative.  
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