



Mike Hill <mike.hill@innovativesolarsystemsllc.com>

Request for Zoning Determination Letter - IS 371

Mike Hill <mike.hill@innovativesolarsystemsllc.com>

Mon, Jun 26, 2017 at 2:54 PM

To: Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: Lance Roddy <lance@innovativesolarsystemsllc.com>, Sarah Matney <sarah@innovativesolarsystemsllc.com>

Good afternoon Ms. Ruiz,

Thank you for advising us that the fee for obtaining a zoning verification letter is \$262. Following up on my previous e-mail, we will have a check prepared in that amount. When you receive it, please issue a zoning verification letter, similar to the others you've sent us, for the property described below.

A preliminary map showing the location of the property we have most recently leased is attached. The leased area is outlined in red. It is about 20.2 miles east of the Colorado Springs Airport, 11 miles east of Schriever AFB and 4.2 miles southeast of Ellicott. More specifically, it is approximately 2 miles south of Highway 94 and about 4.00 miles east of the intersection of South Ellicott Highway and Sanborn Road. The property has about 4,200 feet of frontage along the northerly side of Sanborn Road. The project we are proposing is approximately 640 acres in size.

We are in the preliminary stages of evaluating the property for a solar farm. As part of our review process we are writing to request a letter confirming whether any County zoning regulations apply to our leased property. If so, we ask that the zoning letter from the County please give the zoning classification of the property and state whether solar farms are an allowed use or require a conditional use approval or other approval.

For your convenience in responding, an initial draft of a reply letter in MS Word is attached for your use. It includes necessary property identification information and is based on your letter of April 4th in response to one of our previous requests. (A copy of that letter is also attached for reference.) Please review the attached draft and feel free to use it as the basis for your reply letter. Please revise it in any way necessary to make it accurate and add information about the zoning classification of the property, if appropriate, along with any other information you find relevant. Please put the completed letter onto your County letterhead before dating and signing it. Please send it to us via e-mail or regular mail, whichever is easiest for you.

If you would prefer to draft your own reply letter, we respectfully ask that it incorporate the following information:

Addressed to Innovative Solar Systems, LLC

1095 Hendersonville Rd. Asheville, NC 28803.

Schedule #: 2400000027

Name of Property Owner: Schubert Ranches, LLC

Project Name: Innovative Solar 371, LLC

Zoning classification, if zoned

Whether solar farms are a permitted or conditional use on the property

Whether there are any County regulations that apply specifically to solar farms

Whether a building permit would be needed

Please include a copy of any zoning application form that may be required

If you have any questions about our proposed project or the letter we are requesting, please do not hesitate to call or e-mail. Our phone number is 828-232-7191. Thank you very much for your time and continuing courtesy.

Best regards,

Mike Hill

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Mike Hill
(828) 232-7191
Let's go green!
Land Development Associate



DISCLAIMER: Innovative Solar Systems, LLC is not a certified public accountant, licensed financial adviser or a licensed attorney. This information is intended to explain the availability of certain tax credits and other benefits arising out of the installation of solar energy producing assets. Actual tax benefits will vary depending on specifics surrounding the end user or owner. This information is not intended as legal, financial or tax advice with respect to our available solar projects. Please consult your accountant, financial adviser or attorney for advice with respect to any tax matters or investments related to material contained herein.

3 attachments



IS371ExhibitA.pdf

514K



IS371TemplateZDL-06-26-17.docx

16K



IS352ZoningDetLetter_04-04-17.pdf

1319K