

LETTER OF INTENT

June 22, 2020

The Letter of Intent should address the following information in detail:

LDC 5.3.5(B) Criteria for Approval of a Map Amendment

**El Paso County Plan
2880 International C
Colorado Springs, C**

The El Paso County Water Master Plan (Specific policies and justification for how the rezoning supports the criteria)

Attn: **Gabe Sevigny**

The El Paso County Policy Plan (Specific policies and justification for how the rezoning supports the criteria)

Re: **Rezone Letter
APN 44150-00**

Highway 94 Small Area Plan (Specific policies and justification for how the rezoning supports the criteria)

LAND DEVELOPMENT CONSULTANTS, INC. is representing Ernesto Garcia Armendariz of LAND VIEW, LLC in this application for a rezone from RR-5 Residential to CS Commercial Services District for a commercial use classification for a materials trucking business.

This site is located Southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

The owner's property consist of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company. This trucking company primarily hauls materials for different construction projects in the Pikes Peak Region. They currently operate out of a leased facility in Colorado Springs.

The proposed commercial trucking use will be served by a new well and septic system. Electric service is to be provided by Mountain View Electric Association. Fire protection is to be provided by ELLICOTT FIRE PROTECTION DISTRICT.

The primary access point will be off of Curtis Road approximately 1500 feet south of US Highway 94.

This commercial site will consist of 35 acres and while there is not a plan in place to develop the remaining acres, it can be assumed that it will consist of 6 possible lots of 5+ acres each. Although the possibility of central water and sewer exists, it is currently planned to be served by new well and septic systems.

The current plan is to only develop the 5+ acres site for a trucking company. The property owners do not have immediate plans for future development as their focus is on getting their trucking business relocated.

Owner:
LAND VIEW, LLC
Ernesto Garcia Armendariz 719-473-4805
2908 E. Gunnison Street
Colorado Springs, CO 80909

Applicant
LAND DEVELOPMENT CONSULTANTS, INC.
Daniel L. Kupferer 719-528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com