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To: **Land Use Review Division**
Company: City of Colorado Springs
Planning & Development Department
2800 International Circle, #200-7
Colorado Springs, CO 80910

Date: January 31, 2022
RE: AMR Facility Project Narrative

To whom it may concern,

Please consider the following Project Narrative regarding the Tenant Improvement project for a new American Medical Response Facility and compliance with the Use Variance Review Criteria set forth in the Development Plan, Conditional Use and Use Variance Submittal Checklist, Updated 5/5/21.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss.
 - a. The proposed use is for an ambulance service business and without inclusion into the PIP2 zoning district as a permitted use through the approval of a Use Variance, will not be allowed to operate in the existing building and zoning district. The proposed use is generally considered commercial and/or industrial in nature and is consistent with the intent of the zoning district and land use. The proposed use is generally consistent with the intent of the land use for this building and overall property and fits within the established framework of the zoning code.
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner.
 - a. The variance is necessary for the preservation and enjoyment of the property right of the petitioner to establish the proposed use in the existing zoning district. The proposed use is generally consistent with the future land use of the area.
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



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- a. The proposed use, if approved through the Use Variance process, will not be detrimental to the public welfare of the property, convenience of the property, nor injurious to the property or improvements of other owners of the property. The proposed use is consistent with the future land use and adjacent existing land uses.

Sincerely,

Justin W. Petersburg, Torgerson Design Partners



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PROJECT STATEMENT