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# GEORGE G. CHRISTIAN

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April 5, 2017

City of Colorado Springs  
Planning & Community Development Department  
Land Use Review Division  
Attn. Hannah Van Nimwegen  
30 S Nevada Suite 105  
Colorado Springs, CO

Re: CPC ZC 17-00033, 17-00034, 17-00035 & 17-00160 - 5325 Mark Dabling Blvd - 5.41 Acres

Planning Department,

The purpose of this letter is to express my strong approval of the above referenced zone change, development plan, variance and final plat for 5325 Mark Dabling Blvd in Colorado Springs. I approve as both an individual resident and tax payer within the City as well as the President and sole owner of Colorado Constructors & Associates, Inc.

My recommendation for approval is based on the following:

1. This is a very unique creek-side property, the use of which is complicated by its long narrow shape combined with extensive Utility Easements and a Trail Easement that leave a very small "football shaped" piece that can be built on. To complicate matters further the Utilities Department has requested that any development provide continuous access for maintenance to major sewer lines that run north and south through the property. Further there is a natural elevation "bench" step down thru the property that creates two different levels. These requirements greatly limit what uses and sizes can fit on the property as currently zoned.
2. Over the last 10 years I have met with hundreds of interested parties but either their use could not fit with the above described limitations or in the few cases that could fit I could not accept the use proposed for the property. I strongly believe we have too often turned our backs to the natural beauty of the water ways running through our City,.....fenced off the creek side and trails and thrown our industrial junk out the back door. Recognizing the uniqueness of this property, Sandy and I have held off all possible users.....waiting for the day we could find a use such as what is proposed...that would compliment the natural beauty of this location.

In summary, I believe this is an unusual infill user that fits within all of the natural and man made limitations imposed on the 5.41 acres while created an attractive low density project that will allow average citizens to live and enjoy this unique setting. Great solutions like this are few and far between.

I trust the proposed use will be approved.

Sincerely yours,



George Christian