

Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO
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Date: March 28, 2024

RE: Shops @ E Woodmen Rd.

**LOT 2 HORSESHOE RANCHEROS, EXCEPT PART CONVEYED BY REC #202165914,
TOGETHER WITH VACATED HORSESHOE RD ADJ BY REC # 208014995
ZONE 22-00001**

Land Use Statement

A: proposed land uses, housing densities (as applicable, and development intensity,

This application proposes multiple retail buildings on the site located northeast of the Black Forest Rd. Adventure Way intersection. We are not proposing any housing with this application.

B: Compatibility with adjacent development patterns;

This application is very compatible with the adjacent developments. We are proposing approximately 25,000 sf of retail space for the overall commercial center.

C: Impact on adjacent developments including but not limited to light, noise, and traffic.

This development shall not impact any adjacent properties adversely with the aspect of light, traffic, and noise. This development shall not burden the surrounding areas with traffic and noise either; we feel the design allows for safe travel within the overall development.