



February 22, 2024

Tamara Baxter
Senior Planner
Planning and Development – Land Use Review
30 South Nevada Ave. Ste. 105
Colorado Springs, CO 80901

Dear Ms. Baxter.

This statement letter is to identify that the property located at 7830 Black Forest Road meets the Annexation requirements. The property is known as Brass-Oliver Addition No. 2. It is **1.819** acres. The Tax ID Number is 5306000099. It is located one third of a mile north of E. Woodmen Rd on the west side of Black Forest Rd. Currently the property is vacant and zoned RR-5 CAD-O in El Paso County. The proposed city of Colorado Springs zoning will be **MX-N**. The proposed Use for the property will be any Use allowed in the **MX-N** zone. The current owners are Alan Brass and Benjamin Oliver. **There is no Concept plan for this area.** The Pre-Application meeting did not determine any criteria that was in opposition to any annexation requirements.

Land Use Plan Project Statement - Brass-Oliver Addition No. 2 – Waiver Request

Per the Unified Development Code, Section 7.5.514 Land Use Plan, subsection B. 3. The applicant would like to request a Land Use Plan “Waiver”. Based on sub section 3.a.(1) the property is 1.819 acres and is less than ten (10) acres and is planned to be developed in a single phase. In addition, sub section 3.a.(5) the proposed zoning pattern for the land aligns with adjacent existing zoning or development. Sub section 3.a.(6) is also applicable in that a Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed, known as Black Forest Road.

We thank you for your review and favorable recommendation of approval.

Sincerely,

A handwritten signature in blue ink that reads "Shannin D Albers".

Shannin D Albers