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City of Colorado Springs  
Land Use Review Design  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

RE: Land Use Statement

Dear Mr. Sevigny

This application requests a waiver from Land Use Plan per Section 7.5.514.B.3, under the justification that Lot 2 is included in a previously approved Concept Plan, Peak Innovation Park – Concept Plan Amendment 1 (COPN-22-0003) dated October 11, 2022. Lot 2 of Colorado Springs Airport Filing 1D which is currently zoned as APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay) is being proposed to change to MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay). The intention of this property is to be leased to individual tenants and not sold by the current owner (City of Colorado Springs). The purpose of this proposed rezone is to allow the use of an automobile fueling station that was previously allowed under the approved concept plan for Peak Innovation Park that included Lot 2 prior to the updated Colorado Springs Unified Development Code.

Please don't hesitate to reach out if you have any further questions.

Regards,

Jeff Mohr

Director of Engineering

720-250-8305