



501 S Cherry St
Suite 300
Glendale, CO 80246
www.ees.us.com
303-572-7997

April 12, 2024

To whom it may concern:

Letter of Intent

The subject property is located at 20961 E Smoky Hill Rd, in Centennial, Colorado. The proposed improvements lie within the approximate 1.54-acre parcel located on the north side of E. Smoky Hill and located within the Bridges at Smoky Hill Filing No. 1 Subdivision. The site previously was a convenience store, fueling islands, and a car wash with associated parking and drive aisles that has recently been demolished.

The proposed project is to amend the approved Kum & Go Gas & C-Store #2295's Site Plan (SITE-22-00020) and Conditional Use (COND-22-00001) which approved a one story 3,968 SF C-Store, a fueling canopy that contains 6 MDP, and its associated parking, drives aisles and landscaping. This proposed amendment will modify the 6 MDP fueling canopy to an 8 MDP. There are not proposed modifications to the site accesses, parking, landscaping from the previously approved plans.

This project shall conform to all applicable standards and shall be compatible with the surrounding properties.

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the City to reach the mutually beneficial project goals. If there are any questions or concerns, please feel free to contact me directly via phone 909-572-7997 or email Krysta.houtchens@ees.us.com. Thank you in advance.

Respectfully Submitted,
Entitlement and Engineering Solutions, Inc

Krysta Houtchens

Krysta Houtchens, P.E.
Project Manager