

February 9, 2007

Longmont Planning and Zoning Commission  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501

RE: Cara Investments 907 S. Sherman Street Conditional Use Site  
Plan Narrative

Honorable Chairperson and Members of the Planning and Zoning Commission:

We are pleased to submit to you the Conditional Use Site Plan for Cara Investments for the property located at the southwest corner of Iowa Avenue and South Sherman Street. It is the intent that the property be used as a headquarters for a vehicle towing operation with some vehicle repair and maintenance. Due to the nature of the business, it will be necessary to store certain vehicles for a period of time due to police impoundment of the vehicles. The functional design of the building is such that a vehicle can enter from the front, be operated upon inside, and driven out the back of the building either for storage or release. The outside storage portion of the use is why it is considered to be a conditional use. The outside storage area is to be screened from view.

The 4,500 square foot building is located near the eastern center of the site with room on the west end of the property for future expansion or development. The rear area behind the building is fenced for security and aesthetic reasons. It is not the intent of the City to construct Iowa Avenue at this time but potentially at a future date. The entrance to the street will, however, be constructed at this time to set the actual elevation for the rest of the street. Landscaping for both frontages is designed and provided mostly on-site due to the overhead electric lines along South Sherman St.

Many of the surrounding buildings were built before the City's development regulations were in place. As a result of the current requirements, this property will be a showcase of those regulations resulting in a masonry façade, fully functional on-site vehicular circulation, extensive landscaping, rear parking, controlled lighting and engineered drainage.

We request that, after your give this plan full and informed consideration, you approve the plan so that we can begin to implement it. Thank you.

Sincerely,



Michael B. McDonough, AICP  
Principal

xc: File, Wayne Wentworth, Patry Loomis