



January 28, 2026

PCD File No. EA2512

**LETTER OF INTENT
5935 Templeton Gap Road
Site Development Plan
(MVE Project No. 61206)**

Owner / Applicant:

Great West Construction Properties LLC
5935 Templeton Gap Road
Colorado Springs, CO 80923
(719) 380-8100

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Property Tax Schedule No:

63130-00-009

Current Zoning:

A-5 CAD-O

Site Location, Size and Zoning:

The tract for 5935 Templeton Gap Road is within the southeast one-quarter of Section 13, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 63130 00 009 and street address of 5935 Templeton Gap Road. The site is located south of Templeton Gap Road and northeasterly of its intersection with Corinth Drive in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O). The site is developed with a single family residence and out structures.

Request:

The request is for Site Development Plan approval. A Variance of Use (VA243) has been approved for Great West Construction Company for conversion of the existing 2,400 square feet (SF) out structure, addressed as 5941 Templeton Gap Road, to an office building, parking spaces, entrance drive, connected utilities, and permanent landscaping with all for their Company employees. The site will continue as the personal residence of the owner of Great West. The proposed offices would be utilized by Great West employees consisting of the Owner, Accounting Manager, and Construction Managers. They are a small family run firm that manages construction. They utilize subcontractors from the different trades for the actual construction work. Subcontractors used by Great West Construction Company have their own business locations and do not utilize Great West offices. The other out structure on the site, addressed as

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5947 Templeton Gap Road, would be used as inside storage/garage space for the business. This out structure would be used for storage of construction tools and vehicles owned by the business. The remainder of the tract located southeasterly of the out structures will be used as an outside staging area for the interim parking of construction vehicles and equipment. This area was originally gravel surfaced in the year of 2006. Throughout the years since the original gravel placement the area has been maintained periodically. This proposed new development will match and blend into the existing grades along the perimeter of said new development. This outside staging area consists of preexisting gravel surfaces with native grasses and will remain undisturbed. Note that **no permanent outdoor storage** is proposed under this application. Also, the existing outside staging area is to remain as is and will not be counted towards any disturbed area of this project.

Site Development:

The proposed conversion of the existing 2,400 SF metal building into six (7) offices at 1300 SF along with 1100 SF of hallways, conference room, copy/plan room, restrooms, and janitorial room. No part of the existing residence, addressed as 5935 Templeton Gap Road, will be commercially, i.e. office space, storage, etc. The Owner will utilize the other out structure, addressed as 5947 Templeton Gap Road, as inside storage/garage space for the proposed business which will be compatible with the surrounding area. A plan showing the proposed elevations of the office renovation along with the proposed floor plan is included in the Site Development Plan submittal documents. The area of disturbance will not exceed 32,200 SF. The general drainage patterns existing on the site will be maintained. The new hard surfaced entrance drive will accommodate the existing overland storm water flows. The proposed parking lot area will be graded to match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. These changes will be harmonious with with the existing character of the neighborhood and not be detrimental to the surrounding area. This proposed use with the hard surfaced drive and parking lot will not cause adverse drainage or erosion to adjacent and downstream properties. The existing single-family residence and proposed conversion of the existing metal building to offices will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

Adjacent Templeton Gap Road is a City of Colorado Springs public right-of-way. The type and location of the new driveway connection to Templeton Gap Road was established by coordination with and input from the City of Colorado Springs Traffic Engineer. The offsite impact of traffic generation is addressed in the Traffic Memo.

The Site Plan provides for adequate parking, traffic circulation, open space, fencing, screening, and landscaping. Sewer, water, stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the use as designed and proposed.

The existing Commercial Airport Overlay District (CAD-O) is the only overlay zone for the A-5 zoned site. No new structures are planned for our site and therefore the existing building heights remain the same with no increase or decrease. The only outside lighting to be added will consist of building mounted full cut-off wall packs. No storage area lights are planned.

Land Development standards for El Paso County have been met. The drive entrance will be permitted through the City of Colorado Springs as Templeton Gap Road and right-of way is City owned. The new drive entrance is will connect Templeton Gap Road to the private drive for this project. The drive and parking will be constructed in accordance with this Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and have been met along with number of parking spaces including accessible space requirements.

Said new entrance and drive will access Temple Gap Road for the traffic generated from the conversion of the existing out structure. A Traffic Memo shows the number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a full Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 25-377, as amended. Traffic Impact Fees will be assessed on the existing 2400 SF metal building which is to be converted into an office area. Also, the other 2400 SF metal building which will be used for storage will also be assessed Traffic Impact fees. An El Paso County, Colorado 'Road Impact Fee Acknowledgment Form' has been prepared authorizing the payment of said fees at time of building permit.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building renovation plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed office square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. The entrance drive has been laid out in accordance with City of Colorado Springs Engineering Standards as Templeton Gap Road is within the City of Colorado Springs owned right of way. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. This Site Development Plan has been prepared with the El Paso County Community Development Standards.

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