



July 2, 2026

PCD File No.: VR2313

Traffic Memo

5935 Templeton Gap Road

SITE DESCRIPTION AND BACKGROUND

This Traffic Memo concerns the proposed request for a Variance of Use and a Site Development Plan approval for the conversion of the existing 2,400 square foot (SF) out structure to an office building. Great West Construction Company desires to have six small offices for their company employees. The single family house on 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.

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 said 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 and is not within the City Limits of Colorado Springs. Templeton Gap is a 80-foot Right - Of - Way (R.O.W.) owned by the City of Colorado Springs and is within the City Limits. Templeton Gap Road is designated as a collector street with two lanes and a center turn lane and no parking. A Vicinity Map is enclosed with this memo.

ACCESS TO TEMPLETON GAP ROAD

The Tract for 5935 Templeton Gap Road has an existing driveway situated at the at the northwest corner of the Tract which provides access to the personal residence and the existing out structures an the outdoor storage area on the remaining portion of said Tract. Access for the proposed Variance of Use for the six (6) offices will be a minimum of 125 feet southwest of the adjacent Tract's drive as requested by the City of Colorado Springs Traffic Engineer. A driveway permit will be acquired from the City of Colorado Springs. There are no topographical or alignment challenges limiting safety of the existing or proposed driveway access to the Tract. An exhibit showing the Tract an proposed access and drive for the Variance of Use is enclosed with this memo.

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ESTIMATED TRAFFIC VOLUMES

A new entrance and drive will access Temple Gap Road for the traffic generated from the conversion of the existing out structure to six (7) offices as described above. The development is expected to generate a total of 26 trips per day (Average weekday trips ends) and 4 trips in the peak hour based on 2,400 SF of General Office space with actual office space of 1,300 SF (according to Trip Generation, 9th Edition, by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip 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 19-471. Traffic Impact Fees should be assessed on the 1300 SF of office area and will be paid at time of building permit.

Statements and Acknowledgments

Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

Charles C. Crum, Colorado P.E. No. 13348
For and on Behalf of MVE, Inc.

Date

Developer's Statement

"I, the Developer, have read and will comply with all commitments made on my behalf within this report."

Great West Construction Properties LLC
Wayne DeCosta, Manager

Date

| Attachments