



August 28, 2018

Gabe Sevigny  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Space Village Filing No. 3 Final Plat - Letter of Intent

Mr. Sevigny,

The owner of Space Village Filing No. 3 is requesting approval of the enclosed subdivision plat. The plat will divide the property into three lots. While one of the lots (Lot 2) already contains retail development, the remaining two lots (Lots 1 & 3) will be reserved for future commercial development. To aid Staff in their review of this application, we have also provided a traffic impact study and a drainage report to outline the existing conditions and anticipated challenges associated with further development within the platted area. As a condition of future development on Lot 1 or Lot 3, a project-specific letter of intent will be required in conjunction with any site development plan application. In addition, future development on Lots 1 & 3 will likely trigger the need for improvements to the adjacent roadway network, and as such, a proposal/design for said improvements will need to be submitted to the County in conjunction with site-specific development plans for further consideration. Prior to development on Lots 1 or 3, the owner will work with all stakeholders (County, City, Peterson AFB, and CDOT) to determine the necessary roadway improvements.

Criteria for Approval

The enclosed final plat is in conformance with the preliminary plan (reviewed in parallel) for this subdivision in terms of lot lines, lot areas, easements, legal/physical access to each lot, etc. and is also in full compliance with the County's subdivision design standards, including provisions outlined in Chapter 8 of the County's Land Development Code (applicable sections from Chapter 6 of the Land Development Code will be assessed in future site development plan applications for development on Lots 1 & 3). The owner has worked with Cherokee Metropolitan District to secure water supply and sewer service for the entirety of the subdivision and commitment letters from the District are included with this final plat submittal. In addition, Cimmaron Hills Fire Department has reviewed the proposed subdivision and has ensured their ability to provide emergency and non-emergency response services. Olsson's drainage report outlines a plan for future improvements associated with further development within the subdivision and provides guidance for subsequent site-specific drainage studies for Lots 1 & 3. Olsson also provided a thorough analysis of the site's soil conditions and included recommendations for future construction within the submitted geotechnical study. Preliminary analysis of offsite impacts have been evaluated, however, the County has agreed that the final

design and construction of any required offsite improvements will be tied to sale/transfer of any lot or issuance of building permits (or, alternatively, the owner may enter into an SIA with the County). Finally, the subdivision of this land will not impede the extraction of any known commercial mining deposit.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application. Contact information is provided at the bottom of this letter.

Sincerely,



Josh Erramouspe  
Olsson Associates

Developer

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Engineer

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