



102 Pikes Peak Ave, STE 500  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

January 22, 2020

Gabe Sevigny  
Project Manager, Planner II  
El Paso County, Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**RE: Lot 1 of the Dwire Storage Yard Fil. No. 1 – Site Development Plan**

DL Holdings, LLC  
6547 N. Academy Blvd. #523, Colorado Springs, CO 80918

The Lot 1 parcel of the Dwire Storage Yard Fil. No. 1 subdivision plat, is located in the SW quarter of Section 28, Township 13 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The Dwire Storage Yard parcel is bound to the north by the Rock Island Trail, east tributary Sand Creek, and vacant land, to the west by the Transit Mix site, to the south by Lot 7 of the Marksheffel Industrial Park & the existing Capitol Drive roadway, and to the east by the Timberline Storage Yard.

The Lot 1 parcel consists of 5.337 acres and is currently zoned “I-3 CAD-O” Heavy Industrial w/ Commercial Airport District overlay. The Minor Subdivision application is being submitted concurrently with this Site Development Plan Application. The Lot 1 Site Development plan proposes an 11,925 SF 2 story w/ a basement office building, a 10,000 SF warehouse building, with an associated parking lot, lighting, landscaping, along with utility and drainage facilities. The proposal also includes the construction of a Full Spectrum Detention Pond that will provide WQ treatment for the entire Dwire Storage Yard Fil No. 1 subdivision. The FSD facility within Tract B shall be owned and maintained by the property owner, DL Holdings, LLC. Future owners of Lot 2-4 shall submit Site Development Plans independently and is not included with this application request.

The overall subject parcel of land has been identified by El Paso County to be in code violation since 2006 as a use of a contractor’s yard. This Site Development Plan application along with the concurrently submitted Minor Subdivision Plan shall mitigate and resolve the notice of code violation. The proposed (4) four industrial lots shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency protection services by Falcon Fire District, electric service from MVEA, and CSU shall provide natural gas service as needed. Capital Drive is the legal access to the project.

The purpose and request of this application is to approve the site development of Lot 1, with the proposed an 11,925 SF 2 story w/ a basement office building, a 10,000 SF warehouse building, with associated parking lot, lighting, landscaping, along with utility and drainage facilities as depicted with the submitted supporting plans and reports. The proposal complies with the current I-3 zoning regulations. This application intends to mitigate and resolve any additional course of action regarding the current use code violation on the property. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

Should you require any additional information, please contact me at 719-210-8125.

Respectfully,

Georgianne Willard  
M&S Civil Consultants, Inc.