



April 2, 2024

PCD File No.

**LETTER OF INTENT  
2217 JANITELL ROAD  
SITE DEVELOPMENT PLAN  
(MVE Proj. No. 61195)**

**Owner:**

Sombers Investments LLC  
5565 Piedra Vista  
Colorado Springs, CO 80908  
(719) 491-0466

**Consultant:**

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

**Developer/Applicant:**

High Country Crane & Rigging, LLC  
2165 Janitell Road, Suite 104  
Colorado Springs, CO 80906  
(719) 491-0466

**Site Location Size and Zoning:**

The site proposed to be the location of the 22,500 Square Foot (SF) Office Warehouse is located in the Southwest Quarter of Section 28, Township 14 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property has an assigned address of 2165 Janitell Road. The site is located on the southeastern side of Janitell Road and about 300' southwest of East Las Vegas Street. The site borders Tract 4, Valley Gardens on the northeast, Tract 11, Valley Gardens on the southwest, and an unplatted Tract of land on the southeast. The proposed office/warehouse site is 5.35 acres in size and is platted as Tract 5, Valley Gardens except the part conveyed to El Paso County, Book 5657 at page 231 for Janitell Road right of way, with the Lot having El Paso County Tax Schedule No. 64283-01-005. The property is currently developed land with an obsolete zone of M1 (General Industrial and Manufacturing Activities).

**Request and Justification:**

The request is for Site Development Plan Approval of the new Office/Warehouse to be located in Tract 5 Valley Gardens, titled '**2217 Janitell Road**'. The project will consist of one (1) office/warehouse building having 22,500 SF building footprint, graveled access driveways, paved parking area, and non-irrigated landscaping. The existing 13,200 SF office/warehouse will have about 2.0 Acres of open storage area and the proposed 22,500 SF office/warehouse site will have about 1.1 acres of open storage. The proposed office/storage building will provide additional

The purpose of this Site Development Plan application is to provide a site for an additional office/warehouse and outside storage space for the area.

**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)**

### **Access**

The main access to the proposed 22,500 SF office/warehouse project is from the southwestern existing entrance from Janitell Road. The existing office/warehouse will use both the southwestern and northeastern existing accesses from Janitell Road. The southwesterly access leads along the the existing drive along the southerly side of said Tract 5 Valley Gardens to the area of the proposed 22,500 SF building, parking, and open storage area. New Driveway permits will be obtained for the site, if required, as part of the Building Permit process.

### **Parking**

Thirty-one (31) parking spaces are provided for the proposed facility including one (2) van accessible ADA space. Twenty-nine parking spaces will be sufficient for the proposed facility.

### **ADA Requirements**

The site is provided with the required number ADA parking spaces. All dimensions, slopes, ramps and building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

### **Landscaping/Screening**

Currently, the site is covered with an existing 13,200 SF office warehouse , 15,537 SF paved entrance drives, parking & sidewalk, along with a 19,200 SF concrete slab and some on-site portable sheds. There is about 6375 SF of non-irrigated landscaping.

The existing water well does not allow water for irrigation. Rock and non-irrigated type plants will be utilized in the designated landscape areas for the new office/warehouse. Screening is not required.

### **Grading/Erosion Control/Storm Drainage**

Adjacent portions of the site to the proposed office/warehouse will be graded to accept the new improvements and to tie into the existing grades on the four edges of the building. The proposed area to be disturbed is less than one acre and it is anticipated to move less than 500 cubic yards (CY) of soils.

The site will contain no stormwater BMP to provide storm detention and water quality treatment. Runoff from the impervious surfaces of the proposed site will continue to flow overland as sheet flow.

The resulting outflow discharges will be less than or equal to existing conditions as travel times increase. A Drainage Letter has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage letter. Drainage and Bridge Fees are not applicable as the ground is already platted.

### **Water, Sanitary Sewer, Electric and Gas Utilities**

The site will utilize the existing well for water with no landscape watering allowance. The is wastewater will be pumped to the existing subsurface OWTS. Colorado Springs Utilities provides electricity.

Construction Documents for the proposed building will be reviewed by the required utility organizations.

### **Fire Protection**

Tract 5 Valley Gardens is not in a Tax Entity for Fire Protection. Tract 5 Valley Gardens area is surrounded by the Colorado Springs Fire Tax Entity. Construction Documents for the proposed building will be reviewed by PPRBD and the Fire Department.

### **Traffic Impact**

The proposed new office/warehouse will access the public Janitell Road. The proposed office/warehouse is expected to generate a total of 100 trips per day (Average weekday trips ends) based on Warehousing 150 for 19,700SF of warehouse and General Office 710 for 2,700 SF of office pursuant to Trip Generation, 9th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is at the County threshold of 100 trips per day. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development will not be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471.

### **Existing and Proposed Facilities**

The site at 2217 Janitell Drive requires no new facilities or public improvements. Construction Drawings for the buildings will be reviewed and approved by Pike Peak Regional Building Department.

*Z:\61195\Documents\Letter of Intent\61195 LetterOfIntent-Site Dev Plan.odt*