

**WATTS UPFITTING  
Site Development Plan  
Letter of Intent**

PPR2511

TTW Properties LLC  
27310 McClasky Road  
Calhan, CO 80808

**Planner:** Vertex Consulting Services, Nina Ruiz  
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**Administrative  
Approved Set**

*Date:* 6/24/25  
dsdparsons

**EPC Planning & Community  
Development Department**

**Tax Schedule No:** 43040-02-047  
**Acreage:** 2.25 Acres  
**Zoning:** R-4, GA-O  
**Utilities:** well (water), septic (wastewater), MVEA (electric)

**Request:**

A request for site development plan approval pursuant to the variance of use approval (PCD File No. VA247).

**Buildings:**

All structures, other than the small 1,100 square foot airplane hangar are utilized for Watts Upfitting. Approximately 9,600 square feet are utilized for office, 6,200 square feet are utilized for the commercial vehicle repair, 8,600 square feet are used for indoor storage, and 11,800 square feet are utilized for outside storage. (see conceptual drawing of use area below traffic)

**Lighting:**

No new permanent lighting is being proposed.

**Land Disturbance**

Total land disturbance will be 3,811 square feet of new gravel surface. No new grading is proposed and the natural drainage will not be altered.

**Traffic**

A traffic impact study is not required pursuant to ECM Appendix B, ECM Chapters 1.6 and 1.16 as the use will not result in traffic in excess of 100 ADT or 10 trips at the peak hour, there are no additional minor or major roadways being proposed, there are no new planned connections to existing County roadways, there will be no change in the type of traffic to be generated, the use will not result in a change to the LOS for Judge Orr Road or any other nearby County roadways, and there is no proposed access onto a State Highway. The use is anticipated to result in an average of 50 additional trips per day.

**Road Impact Fee**

Future Road Impact Fees will be paid after working group determines dollar amount for this case.