

Commercial Development
SEC Marksheffel Rd. & Constitution Ave., Lot 2 of Claremont Ranch Filing 9B
El Paso County, CO

LETTER OF INTENT

PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:

Property Ownership:
Evergreen-Constitution & Marksheffel, L.L.C.
2390 East Camelback Road, #410
Phoenix, AZ 85016
602-808-8600

Applicant:
Evergreen Devco, Inc.
Attn: Zach Lauterbach
2390 East Camelback Road, #410
Phoenix, AZ 85016
602-808-8600

Consultant:
Galloway & Company, Inc.
6162 South Willow Drive, Suite 320
Greenwood Village, CO 80111
303-770-8884

SITE LOCATION, SIZE AND CURRENT ZONING:

The subject property is approximately 1.596 acres in size and is located on the southeast corner of Marksheffel Road and Constitution Avenue in unincorporated El Paso County, Colorado. The site is vacant but previously subdivided. The current zoning of the property is Commercial Regional (CR) zone district, which allows for the proposed land uses listed below.

REQUEST AND JUSTIFICATION:

The applicant proposes to modify the existing lot lines to adjust land areas for potential buyers.

This is not a
modification of
existing lines, this is
the creation of a new
lot

Add "PCD File No. VR-18-011

EXISTING AND PROPOSED FACILITIES, STRUCTURES AND ROADS:

The development access points are along both Marksheffel Road and Constitution Avenue. There is a right-in/right-out/left-in access at the southern end (western portion) and a right-in access that separates Lots 2 & 3, of Filing 9B, of the commercial center along Marksheffel Road. There is a right-in/right-out access, as well as a full motion, signalized access onto Constitution Avenue.

The proposed pad sites' approximate sizes are as follows:

Proposed Lots	Proposed Land Area (acres)
Lot 2A	0.776
Lot 2B	0.820
Total Site	1.596

PUBLIC INFRASTRUCTURE, FACILITIES:


The subject site is located within the service boundaries of the Cherokee Metropolitan District, of which is already providing both public water and sanitation to serve the development. Fire and Emergency services will be provided by the Falcon Fire Protection District.

Include discussion for
the Land Development
Code Section
7.2.1(D)(c)(3)(f)Criteria
of Approval,

Markup Summary

Add "PCD File No. VR-18-011 (1)

Add "PCD File No. VR-18-011

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Add "PCD File No. VR-18-011

Include discussion for the Land Development Code Section 7.2.1(D)(c)(3)(f)Criteria of Approval, (1)

Include discussion for
the Land Development
Code Section
7.2.1(D)(c)(3)(f)Criteria
of Approval,


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Include discussion for the Land Development Code
Section 7.2.1(D)(c)(3)(f)Criteria of Approval,

This is not a modification of existing lines, this is the creation of a new lot (1)

NOTIFICATION:
oposes to modify the existing lot line

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lot

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This is not a modification of existing lines, this is
the creation of a new lot