



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

January 21, 2020

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

RE: Dwire Storage Yard Fil. No. 1 - Minor Subdivision Final Plat

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

The Dwire Storage Yard Fil. No. 1 site 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 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 parcel in its entirety consists of 19.362 acres and is currently zoned "I-3 CAD-O" Heavy Industrial w/ Commercial Airport District overlay, under TSN: 53000-00-552. This proposal consists of subdividing the existing 19.362 AC into four (4) separate typical industrial lots. Each lot is expected to consist of office and warehouse buildings, with associated parking lots, lighting, landscaping, along with utility and drainage facilities. Each of the lots shall submit Site Development Plans independently from this Minor Subdivision Application. The plat also provides two private tract parcels; Tract A to the north contains the 100 yr floodplain area as identified in the FEMA Map Number 08041C0543G. Tract B to the south contains a private Full Spectrum Detention Pond water quality facility for the subdivision. Both Tracts shall be owned and maintained by the property owner, DL Holdings, LLC.

The 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 Minor Subdivision application along with the concurrently submitted Minor Site Development Plan for Lot 1, 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 existing 19.362 AC. A traffic impact study has been prepared by LSC, Transportation Consultants, Inc and shall be submitted with this Minor Subdivision application package along with commitment letters from each service provider.

The purpose and request of this application is to subdivide the existing 19.632 into (4) four separate industrial use lots which 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.