

Letter of Intent
Falcon Landing

09/18

Owners: Falcon Properties, LLC
9230 Gingerhill Ct.
Colorado Springs, Co. 80920

Applicant: Falcon Properties, LLC
9230 Gingerhill Ct.
Colorado Springs, Co. 80920

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 4307202030

Property Address:
7344 McLaughlin Rd.
Falcon, CO 80831

Site Information:

Falcon Landing is a proposed commercial site on 1.07 acres. The proposed site is on **LOT 3 BECKETT AT WOODMEN HILLS FILING 3, COUNTY OF EL PASO, STATE OF COLORADO.**

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed site is on McLaughlin, south of Woodmen Road, north of Flower Road.

The property is presently zoned C/R. The applicant proposes to continue grading and erosion control and utility construction per the plans approved and released for permit on August 06, 2008 with minor modifications driven by changes to the proposed building.

The proposed 11,042 square foot building will be 100% retail instead of the mixed retail/medical use previously approved.

Request and Reason:

To approve a Site Development Plan for the commercial site construction. This letter serves as a request to receive El Paso County approval of Site Development Plan for this site.

The proposed Site Development Plan is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent C/R zoning. Access will be via the existing commercial access roads to the north and west of the site. This is an infill project.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Woodman Hills Metropolitan District. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Woodman Hills Metropolitan District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are viable based on the inclusion agreement and previous reviews.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Woodman Hills Metropolitan District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application is in conformance with the County Master Plan.
- The subdivision is in substantial conformance with the previously approved Preliminary Plan.
- The proposed site is consistent with the adjacent subdivision design.

- The proposed water supply is adequate and will be provided by the Woodman Hills Metropolitan District.
- The proposed sewage disposal has been and will continue to be provided by the Woodman Hills Metropolitan District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Woodman Hills Water District, Falcon Fire Department, El Paso County, Colorado Springs Utilities (gas) and Mountain View Electric Association (electricity).
- Fire protection will be provided by the Falcon Fire Department.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water- Woodman Hills Metropolitan District
- Sewer- Woodman Hills Metropolitan District
- Electric Service – Mountain View Electric Association
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Falcon Fire Department

Offsite Improvements

None

Respectfully,

Falcon Properties, LLC
Manager