



Drexel, Barrell & Co.

July 21, 2026

City of Colorado Springs Land Use Review

Attn: Chris Sullivan, Senior Planner

30 S. Nevada Ave, Suite 705

Colorado Springs, CO 80903

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St, Suite 100
Colorado Springs, CO 80903

719 260-0887
719 260-8352 Fax

**RE: Project Statement – Krome Industrial Park Development Plan
(Lots 14 & 15)
City File No: TBD**

Mr. Sullivan,

Please accept this project statement and the enclosed supplemental material as Drexel, Barrell & Co's Development Plan application for Lots 14 & 15 Krome Industrial Park, on behalf of NewEra Construction, LLC.

Location / Site

Lots 14 & 15 Krome Industrial Park are located at 3361 & 3381 Capital Drive, directly east and southeast of the intersection of Capital Drive and Industry Road. The Krome Industrial Park final plat has been approved through the City of Colorado Springs submittal process, and will be recorded in the near future.

Land Use

The lots are proposed as commercial/office warehouse use with a gravel/recycled aggregate storage yard in the rear.

The proposed development is consistent with the existing and proposed development along the Capital Drive and is in conformance with the City Comprehensive Plan.

Zoning

The current Light Industrial (M-1 AO) zoning of the site allows for warehouse, distribution and light industrial uses as defined by City Code, Part 3 Land Use types and classifications, Section 7.2.302.

Access / Roadways

The primary site access points for Lots 14 & 15 are Industry Road to the north and Capital Drive to the west.

Capital Drive intersects Constitution Avenue to the south at a full-movement intersection and Industry Road intersects Marksheffel Road to the west at a full-movement intersection, providing easy access to and from the site.

Utility Services

Utility Services (wastewater, water, electric and natural gas) will be provided by Colorado Springs Utilities (CSU). Main extensions and connection of existing facilities to the CSU system have been completed to serve the property.

Grading/Drainage

The site currently lies within the Sand Creek Drainage Basin, and generally slopes from north to south towards the existing full-spectrum detention facility installed with the overall Krome Industrial Park development.

Drainage improvements, including water quality per current City stormwater criteria will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable. As the site will have been previously platted, no drainage fees are due.

Open Space/Amenities

Landscaping will be provided around the site, buildings, driveways, and parking areas as required by City code.

We trust you find our application for Lots 14 & 15 Krome Industrial Park Development Plan acceptable. We look forward to working with the City in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized "M" and "C".

Drexel, Barrell & Co.

Tim D. McConnell, P.E.

President