



# Western States Management Group LLC.

## LETTER OF INTENT

Property address: 1830 Main St., also known as Lot 4 Bradley Crossroads

Owner/Developer:  
CKW Property LLC  
1965 Dominion Way ste: 110  
Colorado Springs, CO 80918

Applicant:  
Western States Management Group  
13990 Barbwire Ln.  
Colorado Springs, CO 80930  
Att: Charles Holliday  
Cell: 719-287-7600

Site location, Size and Zoning:

The site of the proposed retail/restaurant is the existing platted lot known as Lot 4A, Bradley Crossroads Filing No. 1B, located within the southeast one-quarter of section 2, Township 15 south, Range 66 West of The 6th Principal Meridian in El Paso County, Colorado.

The property has the tax schedule No. 6502407105 and is currently undeveloped, except the adjacent private Roadway located on the South and West edges of the property.

The 1.5 acre site is situated south of Bradley Road, North of Gladiator Drive, East of Lincoln Plaza Dr. and West of Main St.

The zone is CC CAD-0.

The proposed development is planned to consist of one building having an area of 7440 square feet. It is planned that Domino's will occupy 2500 square feet and the remaining 4940 square feet will be divided into three general business spaces.

The property to the south are Lot 6A and 7A Bradley crossroads and Filing 1B zoned CC CAD-0 and containing a 7-11 and a gas station. Lot 7A Bradley Crossroads Filing 1B, zoned CC CAD-0 containing a Car wash. The

property to the west known as Lot 1A Bradley Crossroads Filing 1B is zoned RM30 and contains multi dwelling Town Homes. The lots to the North of the site are Lot 3A, Bradley Crossroads Filing 1B, Zone CC CAD-0 and is vacant and undeveloped.

**Request and Justification:**

The request is for approval of a 7440 square foot retail strip center at Bradley Crossroads. The site is currently vacant, except the edge of the shared private roadway on the south and west edges of the site. The site is laid out and planned to comply with the requirements of the zone CC CAD-0. This meets the standards found in the El Paso County Land Development code.

**Access:**

Access to this project is from existing private roads connecting to existing public roadways of Bradley Rd on the north, Gladiator Dr. on the South and Main St. on the East. The private and public roadways are paved surfaces with curb and gutter and sidewalk. Additional sidewalks will be provided on the site to promote adequate pedestrian circulation. No improvements are required in the existing nearby public right of way.

**Storm Drainage:**

The area of the proposed site is planned to drain to the private road to the West. A drainage report has been prepared and submitted for this site. The drainage report indicates there are no significant drainage impact to downstream facilities and properties.

**Water, Sanitary sewer, Electric and Gas:**

The site will be served with water by Security Water District. The sanitary sewer treatment will be by Security Sanitation District. Electric and Natural Gas will be provided by Colorado Springs Utilities. These districts already serve the adjacent properties and service letters are provided.

**Fire Protection:**

This site is located within the boundaries of Security Fire Protection District. Construction documents have been reviewed and accepted by Security Fire.

**Traffic Impact:**

A traffic study has been submitted. The development is expected to generate a total of 670 trips per day in accordance with the road impact fee program. (Resolution 16-454), this development is subject to road impact fees, which will be paid at the time of permit.

Sincerely,



Charles Holliday

Project Manager

Western States Management Group LLC

13990 Barbwire Lane Colorado Springs, Co.80930 Ph.: 719-287-7600 E: WSMGBUILD @GMAIL.COM
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