

OLIVER E. WATTS PE-LS

OLIVER E. WATTS CONSULTING ENGINEER, INC.

1. Please add to the "Master Plan" justification response to respond to at least one goal, policy, or objective in any of the applicable County Plans. The subject site is in the Falcon/Peyton Small Area. Here is a link to the page showing all of the Master Plan documents:

<https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>

Here are three applicable policies from the County Policy Plan that you may choose from if you'd like:

Policy 6.1.6

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

Policy 6.1.7

Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.

Policy 6.1.10

Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

2. Please elaborate on your responses where possible; we would like an explanation as to how the request meets the criteria, rather than just stating compliance and repeating the criteria.

Existing and proposed facilities

The site is currently vacant. It was platted 9-30-08. A 7,500 S.F. core & shell building is being proposed on the property for retail, general office, or medical office use. The lot will be entered from an existing private (platted) road, Maltese Point. All utilities exist to service the site; City of Colorado Springs gas; Mountain View Electric and Falcon Highlands Metropolitan District for water and sewer. There are existing detention facilities on Lots 10, 11 and Tract A of the subdivision that handle stormwater.

Request and Justification

We are requesting a vacation of an interior lot line for this property. The site will be used for a proposed core & shell building. Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements;

Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property;

Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code;

Vacation of the recorded plat is consistent with the Master Plan;

Vacation of the recorded plat will not adversely affect the public health, safety, and welfare; and

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.

BY: _____

Erik S. Watts, Authorized Representative

Letter of Intent_V2_redlines.pdf Markup Summary

12/30/2020 12:59:06 PM (1)



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 12/30/2020 12:59:06 PM
Status:
Color: ■
Layer:
Space:

1. Please add to the "Master Plan" justification response to respond to at least one goal, policy, or objective in any of the applicable County Plans. The subject site is in the Falcon/Peyton Small Area. Here is a link to the page showing all of the Master Plan documents:
<https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>

Here are three applicable policies from the County Policy Plan that you may choose from if you'd like:

Policy 6.1.6

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

Policy 6.1.7

Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.

Policy 6.1.10

Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

2. Please elaborate on your responses where possible; we would like an explanation as to how the request meets the criteria, rather than just stating compliance and repeating the criteria.