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**Celebrating over 41 years in business**

December 31, 2020

El Paso County Development Services  
2880 International Circle  
suite 110  
Colorado Springs, CO 80910

SUBJECT: REVISED Final Plat Amendment, Lots 2 and 3 Rolling Thunder Business Park

We propose to vacate the shared lot line between Lots 2 and 3 to allow for a commercial building to be constructed on the site.

**Project Information**

Address: 10634 & 10658 Maltese Pt., Peyton, CO 80831  
Tax Schedule No: 5311101002 & 5311101003  
Legal Description: Lot 2 & Lot 3 Rolling Thunder Business Park  
Existing Zone: PUD

**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; *We are not vacating any easements within the subdivision, except of the shared side yard easements between these lots*

Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property; *We are not vacating any portion of Maltese*

Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code; *We're not changing any part of Maltese, not moving any utility mains*

Vacation of the recorded plat is consistent with the Master Plan; *This will remain a commercial lot which complies with the Master Plan*

Vacation of the recorded plat will not adversely affect the public health, safety, and welfare; *This will have no detrimental affects on the public*

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; *The HOA has approved the action with a request for building relocation. As such it does not violate any CC&R's.*

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently: *We are vacating a lot line in an existing subdivision where all necessary utilities and public improvements (curb, gutter and drainage facilities are installed.*

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.<sup>2</sup> *We have a traffic study that states this use / development will not put undue demand on the existing road system. Letters from the utility providers state that the lot line vacation will comply with and not exceed their estimated supply for water, wastewater, gas and electric for the site*

Please contact our office if we may provide further information on this project.

BY: \_\_\_\_\_  
Erik S. Watts, Authorized Representative