

**OLIVER E. WATTS PE-LS**  
OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
CIVIL ENGINEERING AND SURVEYING  
614 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907  
(719) 593-0173  
FAX (719) 265-9660  
CELL (719) 964-0733  
[olliewatts@aol.com](mailto:olliewatts@aol.com)

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January 23, 2020

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

SUBJECT: 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. Vacating the lot line will not affect the site, adjacent properties, or traffic flow.

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