



POLICE DEPARTMENT
Vincent Niski
Chief of Police

September 4, 2019

Mr. Gabe Sevigny, Planner II – Reviewer
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Re: Subdivision Exemption Request
Colorado Springs Police Department Training Facility

Dear Mr. Sevigny:

In accordance with the El Paso County Land Development Code, please accept this Letter of Intent for a Subdivision Exemption Request. The City of Colorado Springs (City), on behalf of its Police Department, recently received the following donated property:

Address	Portion of: 16650 Midway Ranch Rd Fountain, CO 80817 Soon to be: 15905 Sniper Lane Fountain, CO 80817
Size	17.21 acres
Current Zoning	A-5
Existing Land Use	Vacant
EPC Tax Schedule No	57000-00-158
Property Owner	City of Colorado Springs 30 S. Nevada Avenue Colorado Springs, CO 80903
Property Owner Contact	Vincent Niski, Chief of Police Colorado Springs Police Department 705 S. Nevada Avenue Colorado Springs, CO 80903 719-444-7401 niskivi@ci.colospgs.co.us



"Safeguarding our Community as our Family"

705 South Nevada
Avenue

Mailing Address: Post Office Box 2169 • Colorado Springs, Colorado 80901-
2169



The City is interested in constructing a training facility for the Colorado Springs Police Department on this property. As this land acquisition by the City created a subdivided parcel, the City hereby requests approval of a Subdivision Exemption from El Paso County, pursuant to the El Paso County Land Development Code Section 7.2.2(6)(b).

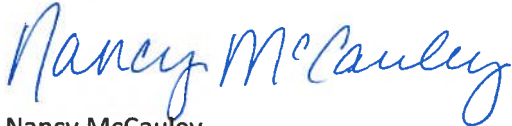
- The division of land creates parcels for public or quasi-public use where no dwelling units are allowed, including but not limited to: utility, facility, park, open space, fire station, sheriff substation, library, metro district office and water/sewage facility.

You will find during evaluation of submitted documentation:

- The exemption is consistent with and conforms to the Code and Master Plan;
- The exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et seq.;
- Legal and physical access is provided to the property by recorded easement;
- The size, location, and availability of services to the proposed parcel is reasonable, appropriate, and customary for the proposed use; and,
- No beneficial purpose would be served by requiring the platting of the subject property.

Should you have any questions regarding this project, please contact Chief Vincent Niski using the information on the previous page; or, contact Nancy McCauley, Police Finance Administrator, at 719-444-7406 or email at mccauley@ci.colospgs.co.us.

Sincerely,



Nancy McCauley
Police Finance Administrator

Enclosure