



I68 Consulting Group LLC

Letter of Intent

PCD File # PPR2440

To: El Paso County Planning and Community Development Department

From: K. Marc Fitzwater

719-243-9168

marc@i68consulting.com

Date: 07 December 2024

Property Address: 6954 Calhan HWY, Calhan, CO 80808

Parcel Number: 1300000712

Legal Description: TR OF LAND IN SEC 7-13-61 DESC AS FOLS: COM AT THE NW COR OF SD SEC 7, TH S00-20-53W ALG SD W LN 2595.17 FT TO THE POB, TH CONT S00-20-53W ALG SD W LN 31.24 FT TO THE W4 COR OF SD SEC 7, TH S00-21-04W ALG THE W LN OF THE S2 OF SD SEC 7 1265.22 FT, TH N89-37-28E 5128.39 FT TO THE E LN OF SEC 7, TH N00-58-54E ALG THE E LN OF SEC 7 1293.32 FT, TH S89-39-45W 5142.58 FT TO THE POB, AKA PARCEL 7, LSP #221900136

A TRACT OF PROPERTY LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7 TO BEAR S00°21'04"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°21'04"W, ALONG SAID WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 1265.22 FEET TO THE POINT OF BEGINNING; THENCE S00°21'04"W, ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 48.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7; THENCE N89°39'26"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 5127.79 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7; THENCE N00°58'54"E, ALONG THE EAST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 50.98 FEET; THENCE S89°37'28"W, A DISTANCE OF 5128.39 FEET TO THE POINT OF BEGINNING

Property Tax Schedule Number: 1300000712

Current Zoning of Property: A-35

Subject: Letter of Intent for I68 Training Facility Development

Dear Sir/Madam,

I am writing to provide a detailed plan for the phased development of the I68 Training Facility at 6954 Calhan HWY, Calhan, CO 80808. I68 Consulting Group, LLC aims to build an elite firearms training facility to serve a diverse range of users including I68 Defensive Shooting Training Courses, I68 members, law enforcement organizations, Department of Defense entities, and civilian government agencies.

Purpose:

This training center will serve I68 Defensive Shooting Training Courses, I68 members, Law Enforcement Organizations, DoD entities, and civilian government agencies. I68 Consulting Group offers comprehensive defensive shooting training courses open to the public as the primary function of our organization. Patrons can easily register for I68 training courses through our website or by contacting I68 Consulting Group directly. Our training calendar, available on the I68 website, outlines the schedule for all upcoming courses. Additionally, patrons have the option to request private training sessions, which will be conducted according to their scheduling needs.

To become an I68 Range Member, individuals must either graduate from an I68 Training Course or receive personal approval from the owner of I68 Consulting Group. All members are required to qualify as NRA Range Safety Officers. Members can reserve range time via our website and will have access to the range during their reserved times.

Our standard operating hours are from 8:30 AM until dusk. However, night training sessions are available, and during these sessions, the El Paso County Sheriff's Office and nearby residential homes will be notified.

I68 Consulting Group also caters to Law Enforcement Agencies, Department of Defense entities, and civilian government agencies. These organizations can reserve training areas and receive tailored training from our experienced team.

Once completed, the I68 Training Facility will have six flat ranges, a long-distance shooting range, ingress-egress drives, and parking areas. Future development of the Special Use includes a Connex City (simunitions only), ¼ quarter mile driving track, along with an administration building, lodging accommodations, support buildings, and gym. The future development of these facilities will be submitted under a separate future Site Development Plan application as Phases 4A and 4B.

For the purposes of providing max capacity for the I68 Training Facility, it will be assumed that all patrons are actively shooting or training. On Flat Ranges 1-5 and long distance shooters are shooting from a static position, and on Flat Range 6 a team of four will be using the range for one iteration of training.

For the "Connex City," it is assumed that the max capacity for this training area will be in the form of teams. Though individual training (home defense) can occur in this training area, the primary use will be for CQB for government agencies.

For the driving track, only two vehicles will be able to train on it simultaneously, therefore, it is assumed that three patrons per vehicle will be accounted for.

- Flat Ranges 1-6: 150 Patrons

- Long Distance Shooting Range: 5 Patrons
- “Connex City:” 30 Patrons
- Driving Track: 6 Patrons
- Max Capacity: 191 Patrons

Please be consistent with the same phasing in the detailed breakdown below. The long distance range is shown as phase 3 here and phase 4 below. The flat ranges are shown as phase 2A-D here and Phase 2A-B and 3A-B below.

Development Phases and Timeline:

The entire development is projected to span five to seven years and will be executed in phases to ensure continuous progress and functionality. The initial focus of the project will be to build two flat ranges (Phase 1) to allow for training immediately, flat ranges (Phases 2A, 2B, 2C, and 2D), and long distance range (Phase 3).

NOTE: This initial Site Development Plan will be for Phases 1, 2, 3 and is submitted upon the previous approval of the Special Use. A separate Site Development Plan will be submitted at a later time for Phase 4 which will consist of the Administration Building, lodging, Connex City, gym, driving track, and planning bays.

Parking: Parking areas have been designated for each of the Phases 1, 2, and 3. All parking areas are less than 25 cars each and will be gravel surfacing.

Landscaping: Landscaping for this Site Development Plan is restricted as there is no water well existing or required for this development plan. This Site Development Plan minimizes the trees and shrubs because of the prairie nature of the surrounding area. The proposed shooting berm grading will continue the existing prairie nature is not needed for Phases 1, 2, and 3.

Lighting: Lighting is not needed for Phases 1, 2, and 3.

Traffic Concerns: A Traffic Impact Study is submitted with this Site Development Plan for the total of all Phases 1 through 4.

Below is a detailed breakdown of each phase as submitted.

Phase 1: Initial Ranges and Basic Infrastructure

Initially two flat shooting ranges (Flat Range 1 and Flat Range 2) will be constructed by bulldozing earth from south to north. These ranges will be sectioned from east to west. This will allow the use of terrain as the terrain slopes from southwest to northeast. These flat ranges will be constructed 25 feet from the northern property line.

A porta john will be installed in the middle of the two Flat Ranges. Gravel parking areas will be established on the southern end of Flat Range 1 and Flat Range 2.

1. Phase 1 - Construction of Two Flat Shooting Ranges:

○ Flat Range 1:

- Orientation / Shooting Direction: North
- Dimensions: 100 meters long by 50 meters wide

- Berms: 25 feet high at the north end, 15 feet high on the sides
 1. These berms will serve as noise barrier
 - Features: 24 ft (L) x 8 ft (W) overhead cover/shooting platform at the 75-meter line, AstroTurf surface
 - **Flat Range 2:**
 - Orientation / Shooting Direction: North
 - Dimensions: 100 meters long by 100 meters wide
 - Berms: 25 feet high at the north end, 15 feet high on the sides
 1. These berms will serve as noise barrier
 - Features: 24 ft (L) x 8 ft (W) overhead cover/shooting platform at the 100-meter line, AstroTurf surface
- 2. **Support Facilities:**
 - Porta john installation between Flat Range 1 and Flat Range 2
 - Parking: Dedicated gravel parking areas at the southern end of the Flat Range 1 and Flat Range 2
 - Shipping Container for range equipment storage

Phase 2: Expansion of Flat Ranges

This phase will start with the construction of Flat Range 3 and end with the construction of Flat Range 4. Two more flat shooting ranges will be constructed by bulldozing earth from south to north. These ranges will be sectioned from east to west from Flat Range 2. This will allow the use of terrain as the terrain slopes from southwest to northeast. These flat ranges will be constructed 25 feet from the northern property line. Gravel parking areas will be established on the southern end of Flat Range 3 and Flat Range 4.

1. **Construction of Four Additional Flat Ranges:**
 - **Phase 2A**
 - **Flat Range 3:**
 - Orientation / Shooting Direction: North
 - Dimensions: 100 meters long by 100 meters wide
 - Berms: 25 feet high at the north end, 15 feet high on the sides
 1. These berms will serve as noise barrier
 - Features: 24 ft (L) x 8 ft (W) overhead cover/shooting platform at the 75-meter line, AstroTurf surface
 - **Phase 2B**
 - **Flat Range 4:**
 - Orientation: North
 - Shooting Direction: All directions
 - Dimensions: 100 meters long by 100 meters wide
 - Berms: 25 feet high at the north end, 15 feet high on the sides and 10 feet high south end

- Features: Within this range, Hesco Barriers will be established to crest a maze of shooting. The Hescos barriers will be six feet high, to allow for shooting to the northern, eastern, and western directions. This range will be 90% enclosed.

2. Support Facilities:

- Porta john between Flat Range 3 and Flat Range 4
- Parking: Dedicated gravel parking areas at the southern end of the Flat Range 3 and Flat Range 4
- Shipping Container for range equipment storage

Phase 3: Expansion of Flat Ranges

This phase will start with the construction of Flat Range 5 and end with the construction of Flat Range 6. Four more flat shooting ranges will be constructed by bulldozing earth from south to north. These ranges will be sectioned from east to west from Flat Range 2. This will allow the use of terrain as the terrain slopes from southwest to northeast. These flat ranges will be constructed 25 feet from the northern property line. Gravel parking areas will be established on the southern end of Flat Range 5 and Flat Range 6.

- **Phase 3A**
- **Flat Range 5:**
 - Orientation / Shooting Direction: North
 - Dimensions: 100 meters long by 200 meters wide
 - Berms: 25 feet high at the north end, 15 feet high on the sides
 1. These berms will serve as noise barrier
 - Features: Multiple shooting platforms, gravel surface
- **Phase 3B**
- **Flat Range 6:**
 - Orientation / Shooting Direction: North
 - Dimensions: 100 meters long by 200 meters wide
 - Berms: 25 feet high at the north end, 15 feet high on the sides
 1. These berms will serve as noise barrier
 - Features: 24 ft (L) x 8 ft (W) overhead cover/shooting platform at the 75-meter line, AstroTurf surface

3. Support Facilities:

- **Support Facilities:**
 - Additional porta john between Flat Range 5 and Flat Range 6
 - Parking: Dedicated gravel parking areas at the southern end of the Flat Range 5 and Flat Range 6

- Shipping Container for range equipment storage

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Phase 4: Long-Distance Shooting Range

This phase will entail the construction of the long-distance shooting range. This range will be oriented east to west, on the southern end of the property with the shooting direction being west. This range will be constructed 25 feet from the southern property line with the end of the range being constructed 25 feet from the western property line. The northern and southern barriers of this range will be Hesco Barriers spaced 10 feet between each barrier.

1. Construction of Long-Distance Range:

- Orientation / Shooting Direction: East to West
- Dimensions: 1000 meters long by 100 meters wide
- Features: 14 x 10 ft earth berms at intervals (100 to 1000 meters), 25 ft berm at the eastern end, 24 ft (L) x 8 ft (W) overhead cover/shooting platform eastern end of long-distance shooting range, 6 ft noise barrier berm on the southern side of shooting platform.

west

Please include mention of the Hesco barriers mentioned below in safety mitigation and the height of the barriers.

2. Support Facilities:

- Additional Porta John on the northern side of overhead cover
- Parking: Dedicated gravel parking areas at the eastern side of overhead cover

Security Measures:

- **Access Control:** A key-coded steel gate powered by solar energy is installed on the northeastern side, accessible only to members and select individuals.
- **Surveillance:** Game cameras will be installed around the property and at each range. Exterior lighting is planned to be added once buildings and lodging are established in future Phase 4 for enhanced security during operations.

Safety Mitigation:

● Flat Ranges:

- Damage to Windmills and Surrounding Parcels (Northern Adjacent Parcel):
 - Flat ranges will be built into the terrain and berms will be 25 ft tall.
 - The closest windmill to flat range is approximately 900 meters. Left and right shooting limits will be posted.
 - All I68 members will be NRA Range Safety Officer Certified, graduates of I68 Training Courses, or specifically approved by owner of I68 Consulting Group
 - I68 Events and Training Courses: During I68 Events and Courses, all I68 Instructors are experienced members of Special Operations. I68 Instructors will ensure that all patrons will train in a safe manner that does not impact the northern adjacent property.

- To significantly impact the northern property, substantial negligence would be required, given the 25-foot height of the northern berm.
 - Danger to Traffic:
 - The closest road (Judge Orr Rd) in the shooting direction is approximately 2400 meters from berm.
 - Berms will be 25 feet high
- **Long Distance Shooting Range:**
 - Danger to Traffic and Surrounding Parcels (Western Parcel):
 - The closest road (S. Calhan Rd.) in the shooting direction is approximately 2900 meters from the shooting platform.
 - Only rifles up to 300 WinMag will be allowed to be used.
 - There will be 25 ft berm at the end of the range. There will be 10-15 foot berms placed intermittently at known distances. Steel targetry will be placed no higher than four feet and in the center of each berm.
 - Left and right shooting limits will be posted.
 - The northern and southern barriers of the range will be Hesco barriers.
 - To significantly impact the western property, substantial negligence would be required, given the 25-foot height of the western berm and the 10-15-foot height of the known distance berms.

4. Overall Range Operations:

- Safety For Patrons:
 - All members must be an I68 Pistol Fundamentals Course or Tactical Rifle Course graduate. The I68 Pistol Fundamentals Course is a NRA Basics of Pistol course that exceeds the NRA standards or is specifically approved by the owner of I68 Consulting Group.
 - All members will go through a Range Orientation.
 - All members will be NRA Range Safety Officer Certified
 - All members will be Stop the Bleed Certified
 - Only I68 members, LEO, DoD, and civilian government organizations will be allowed to use the I68 Training Facility
- Damage to Property:
 - Signage and security cameras will be installed at every range and building.
- Environmental Concerns:
 - I68 Consulting Group will follow *Best Management Practices for Lead at Outdoor Shooting Ranges: EPA-902-B-01-001; Revised June 2005*

Special Use: Special Use project AL249 was approved on 08/08/2024

This phased approach ensures that the I68 Training Facility will meet the needs of our diverse user base while allowing for continuous operation and improvement. We are committed to working with the El Paso County Land Development Agency to ensure the successful completion of this project.

Thank you for your consideration.

Sincerely,

Kenneth M. Fitzwater

K. Marc Fitzwater

Owner
I68 Consulting Group, LLC