

# OUTLOOK POWERS & GRINNELL FILING NO. 1 FINAL PLAT

## LETTER OF INTENT

**MAY 2023**

---

### OWNER:

CYGNET LAND, L.L.C.  
630 SOUTHPOINTE CT, SUITE 200  
COLORADO SPRINGS, CO 80906  
(206) 890-9887  
[STEICHEN.RANDALL@GMAIL.COM](mailto:STEICHEN.RANDALL@GMAIL.COM)

### APPLICANT:

EVERGREEN DEVCO, INC.  
1873 S. BELLAIRE ST, STE 1200  
DENVER, COLORADO 80222  
303-757-0472  
[RPLACE@EVGRE.COM](mailto:RPLACE@EVGRE.COM)

### CONSULTANT:

N.E.S. INC.  
KIMBERLY JOHNSON  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
[KJOHNSON@NESCOLORADO.COM](mailto:KJOHNSON@NESCOLORADO.COM)

### SITE DETAILS:

**TSN:** 5507200003 (FORMER TSN:5507200002)

**ADDRESS:** GRINNELL BLVD

**ACREAGE:** 16.57 ACRES

**CURRENT ZONING:** RM-30, CAD-O (SUB-ZONE APZ 2)

**CURRENT USE:** VACANT

## REQUEST

N.E.S. Inc. and Evergreen Devco, on behalf of Cygnet Land LLC, request approval of a Final Plat-Outlook Powers & Grinnell Filing No. 1, a one lot and one tract plat on 16.57-acres of land.

## SITE DESCRIPTION

### Location and Context

The property is located south of S. Powers Boulevard and east of Grinnell Boulevard in southeastern El Paso County. The site is approximately 16.57-acres, and will be platted as one lot for multi-family development purposes, and one tract for future CDOT right of way for a Powers Blvd ramp. The site is adjacent to single-family residential development to the east and south, vacant land zoned A-5 to the west, and vacant industrial land to the north with the Amazon distribution facilities beyond.



### Zoning

The was recently zoned RM-30, (Residential Multi-family Dwelling). The property also has CAO (Commercial Airport Overlay District) zoning, and is within subzone APZ2, Accident Potential Zone 2. Multi-family residential up to 30 units per acre is a permitted use in the RM-30 zone district. The final plat meets the minimum lot area required in the RM-30 zone district.

Surrounding properties, except to the north, are all in El Paso County and include:

- **East:** To the east is Painted Sky at Waterview Filing No. 3, a single-family development which is zoned PUD.
- **South:** To the south is Painted Sky at Waterview Filing No. 1, a single-family development zoned RS-5000.
- **West:** To the west, across Grinnell Blvd, is a vacant parcel owned by Cygnet Land, L.L.C. and zoned A-5.

The land to the north, across S. Powers Blvd. is located in and owned by the City of Colorado Springs, and is vacant. Beyond the City owned land is the Amazon distribution facilities, also in the City. Both are zoned APD, Airport Planned Development.

The site is currently unoccupied and undeveloped. The property slopes from the northeast to the southwest. The site is native prairie grassland and weeds with an informal drainageway that runs through the site.

## UTILITIES

All utilities with The 16.53-acre parcel of property at the southeast corner of Powers Boulevard and Grinnell Boulevard known as Outlook Powers is not within the boundaries of the Security Water District or the Security Sanitation District. Consequently, the districts are not able to provide a commitment to serve the property at this time.

### Water

The proposed residential lots will be served by central water supply system provided by Security Water and Sanitation District. A commitment letter is included with this application.

### Sanitary Sewer

The proposed residential lots will be served by central sanitary sewer system provided by Security Water and Sanitation District. A commitment letter is included with this application.

### Electric

Electric service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the new development. The existing electric utilities that run through the site will be relocated in conjunction with site development.

Include this statement

### Gas

Gas service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the new development.

Connections to the Utilities' system are contingent upon the customer meeting all the requirements of the Utilities' tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.

## NATURAL FEATURES

A Natural Features Report is included with this submittal. There are no known constraints, hazards or sensitive natural or physical features that would limit development of the site. The Geotechnical Report indicates that the site is suitable for development which is achievable by use of shallow

---

foundations on at least 3-feet of recompact on-site or imported soils. A Noxious Weed Management Plan is included with this submittal.

A Geologic Hazards Study was completed for the property. The Study did not identify geotechnical or geologic constraints believed to preclude construction of the multi-family development. The primary geotechnical concerns are the sporadic lenses of low to moderately expansive clay, localized layers of collapse-prone soils, and erosion. The report indicates these concerns can be mitigated with proper planning, engineering, design, and construction.

## **FIRE**

The property is within the Security Fire Protection District (SFPD). The Security Fire Department has provided a letter of commitment which indicates that emergency services requested from the SFD will be provided from its full-time staffed facilities, with the closest location at 5110 Bradley Circle, approximately 1.5 miles away. A Fire Protection Plan has been provided with this submittal.

## **STORMWATER**

There is an existing stormwater conveyance ditch on-site that conveys flows from an existing box culvert under Powers Blvd to a box culvert under Grinnell Blvd. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by owner of the development.

A Final Drainage report prepared by HKS is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies.

## **ACCESS AND TRAFFIC**

### Access

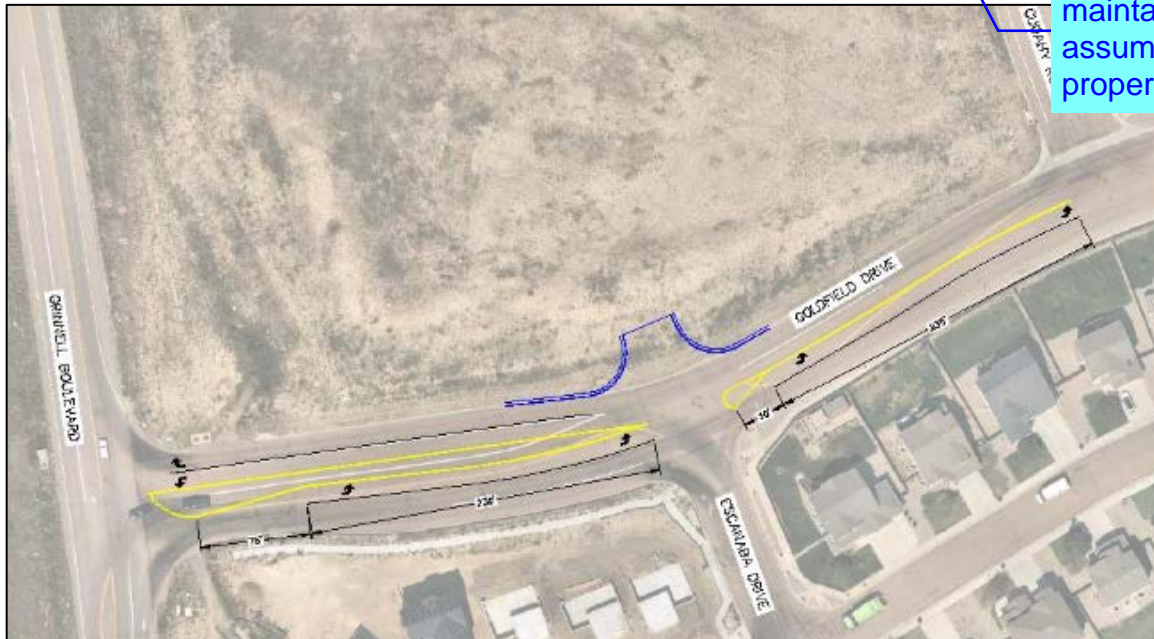
Area access to the development will be provided by Powers Boulevard and Grinnell Boulevard, with direct access provided by a full movement access along Goldfield Drive to align with Escanaba Drive and a full movement access along Cudahy Road approximately 400 feet north of Goldfield Drive in alignment with the existing access drive to the east. To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235-feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County

Deviation requests were not submitted with this final plat application. Please submit deviation requests.

standards recommends a taper length of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.

All internal roadways will meet County design standards, with minimum widths of 24-feet or 26-feet, and adequate turning radii for emergency vehicles. Private sidewalks will be provided on internal access drives and adjacent to parking areas; and will connect to public sidewalks existing on Goldfield Drive and Cudahy Drive to provide adequate access for residents and visitors. All internal roadways, access drives and sidewalks will be privately owned and maintained.

Identify who maintains. Staff assumes it's the property owner.



### Traffic

A Traffic Impact Study (TIS) is included with this submittal, and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of 318 multi-family units is within the maximum threshold of 350 apartments anticipated in the TIS, which determined the development will generate approximately 2,326 weekday daily trips. The site will generate 138 morning peak hour trips and 176 afternoon peak hour trips. The TIS found that the development will be successfully incorporated into the existing and future roadway network.

Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in a finding that a traffic signal is warranted at the Bradley Road and Grinnell Blvd currently, and upon installation, it is recommended that a 150-foot eastbound left turn lane be designated at this intersection. The Study also recommends a signal at the intersection of Goldfield Dr and Grinnell Blvd, as well as lengthening of the southbound left turn lane to 405-feet with at 160-foot taper, which will require reconstruction of Grinnell Blvd for the two-lane roadway transition.

To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235 feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County standards recommends a taper length

of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.

### **ROAD IMPACT FEE**

Revise statements as they are contradictory.

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The applicant has not yet determined if they intend to request inclusion into a public improvement district (5 mill or 10 mill) or pay the full fee. The developer has chosen to pay the full road impact fee instead of inclusion into a PID with a mill increase.

### **PUBLIC AND PRIVATE IMPROVEMENTS**

The Grinnell Blvd improvements included with this application widen the existing roadway from Powers Boulevard to south of Goldfield Drive, including a signal at the Grinnell Blvd and Goldfield Dr intersection. Curb and gutter, a tree lawn and detached walk is proposed on the east side of Grinnell Blvd, along the project Site. Curb and gutter will continue along the east side of Grinnell, south of Goldfield until the transition back to the existing pavement section. On the west side of Grinnell Blvd, the roadway is widened to its ultimate condition with a paved shoulder. The existing striping on Goldfield will be revised to provide a left turn lane into the development, as well as improvements to the existing striping to lengthen the turn bay for the left turn movement from Goldfield Dr onto Cudahy Dr. The change in striping proposed was included in the traffic impact study done for the re-zoning of the Site. The existing CSU electric utilities that traverse the sight are being relocated to within the Grinnell Blvd right of way.

Private improvements are covered in the narrative elsewhere in this letter.

### **COMMUNITY OUTREACH**

A pre-submittal notice was sent to adjacent property owners on May 24, 2023. A neighborhood meeting was held on May 17. Approximately 20 people were in attendance. The primary issues of concern included:

- A desire for the development to be access on Grinnell Blvd. to minimize cut-through traffic in the neighborhood.
- A concern that tenants will park on the streets.
- That the density is too high and will increase crime.
- Fire evacuation and safety.
- A lack of improved park amenities in the neighborhood.
- Site grading and building height in relation to adjacent homes.
- Drainage and erosion control.
- Impact to schools.
- That prairie dogs should be relocated.

## PROJECT JUSTIFICATION

### Final Plat Criteria of Approval (7.2.1.D.3.f.)

#### 1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The proposed Subdivision is consistent with the Master Plan. While this property is immediately adjacent to the Colorado Springs Corporate boundary to the north, it is not identified as a Priority Annexation Area.

The Placetypes map in the Master Plan classifies this property and the surrounding area as “Suburban Residential”, where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that “this placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area”. This development meets the spirit and intent of the Suburban Residential placetype as it is a small multi-family development surrounded by a larger single-family detached neighborhood of varying lot sizes, and is secondary to, and supporting of such land use. The property also serves as a buffer and transition from the Powers and Grinnell intersection and future interchange to the lower density neighborhoods. Characteristics of the Suburban Residential placetype include the following:

- Residential blocks are fully developed and well maintained with higher-density uses adjacent to urban residential placetypes. This site is not adjacent to urban placetypes, it is adjacent to the City of Colorado Springs boundary, where urban style development is occurring.
- Properties are generally connected through a network of sidewalks often on both sides of the street. The development is surrounded on three sides by existing developed streets and sidewalks.
- Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available. **There is a neighborhood park immediately across Cudahy Drive from the development.** The EPC Grinnell Blvd Secondary Regional Trail is planned in the area surrounding the property, which will provide access to other areas and trails. There is an Urban Trail planned by City of Colorado Springs in this area as well. The property is in close proximity to the Big Johnson Open Space and accessible via the existing trailhead to the southeast of the proposed development.
- Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation. **There is no park across from the development / remove from the letter of intent**
- Residential blocks are fully developed and well maintained with higher-density uses adjacent to urban residential placetypes. This site is not adjacent to urban placetypes, however, it abuts the City of Colorado Springs boundary, where urban style development is occurring.

The Key Areas Map includes this property on the southwester edge of the Colorado Springs Airport/Peterson Air Force Base key area. Key areas have their own unique identities and distinct characteristics. The Colorado Springs Airport/Peterson Air Force Base key area focuses on commercial and industrial growth and development in part due to the establishment of a Commercial

Aeronautical Zone to attract business and spur development. The subject property is across Powers Blvd from the broader portion of the Colorado Springs Airport/Peterson Air Force

Base key area, and is surrounded by lower density residential development. While commercial and industrial development is prioritized in this key area, multi-family development, as proposed on this property, supports commercial and industrial development by providing much needed quality workforce housing in proximity to a major job center. Further, the multi-family development will act as a buffer between the lower density residential development and the commercial/industrial development existing and proposed within the Colorado Springs Airport/Peterson Air Force Base key area.

The Areas of Change Map does not categorize the property as an area of change, but instead shows it and the adjacent residentially developed areas the same as the military bases. It is likely because the majority of the surrounding area is already developed with residential uses, and along with the subject property, is within a long-standing Sketch Plan. Therefore, the County does not anticipate much change in this area, just a continuation implementation of the approved development pattern.

- 2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;**  
No preliminary plan was required.

- 3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;**

The proposed Final Plat meets the applicable sections of the Code for a one-lot and one tract plat. The property was recently rezoned to accommodate the Final Plat and Development Plan for the property, which meets all zoning requirements. All public improvements are in conformance with the EMC. The land has been found to be suitable and safe for the proposed development. Topography has been taken into consideration in the proposed Site Development Plan for the property. There are no new roads, or continued existing roads within the subdivision, and all **internal drives will be privately owned and maintained.** The layout, design and configuration of the subdivision provides one development lot that is the appropriate size for the intended use; one track for future CDOT right of way for Powers Blvd.; adequate buffering from the adjacent single-family development, Powers Blvd and Grinnell Blvd; and makes use of the natural topography and makes provision for historic drainage patterns in the new drainage facilities provided.

Potential hazards have been considered and mitigated as necessary, including wildfire risk and traffic and airport noise. No additional right of way is required, other than for Powers Blvd; however, improvements within the Grinnell Blvd and Goldfield Dr right of way are required and have been designed in accordance with the ECM and the MTCP. Public easements, as required are provided to accommodate new and existing facilities on the property.

All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE**



**WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Security Water and Sanitation District will provide treatment and delivery of water to the Site. The proposed water system will connect to the existing water system in adjacent roadways, with one proposed connection at southwest corner in Grinnell Blvd, one connection on the south side in Goldfield Blvd and two connections on the east side in Cudahy Dr. There are no anticipated off-site improvements needed in support of the proposed development. There are no quantity or quality of water supply concerns with the proposed development. In accordance with the findings of the Report, the following will be the total water demand for the plat area.

Water Demands					
Type of Use	Number of Dwelling Units/Square Footage	People per Unit	Average Flow per Capita (Gal/Capita/Day)/Average Flow per Day (Gal/Acre/Day)	Peak Factor	Average Flow (GPD)
The 16.53-acre parcel of property at the southeast corner of Powers Boulevard and Grinnell Boulevard known as Outlook Powers is not within the boundaries of the Security Water District or the Security Sanitation District. Consequently, the districts are not able to provide a commitment to serve the property at this time.					50
					70

A Letter of commitment was issued by the District on May 23, 2023, which is provided with this submittal.

**5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Security Water and Sanitation District will serve the project and has sufficient capacity. This development proposes gravity sewer facilities to be installed to service the Site, in accordance with the Security Sanitation Districts standards and approvals. The gravity sewer facilities will be connected to existing collection systems that are owned and operated by Security Sanitation District. There is an existing 8-inch sanitary main in Goldfield Blvd. Wastewater pumping facilities are not necessary to serve the Site in its full buildout condition.

According to the Wastewater Disposal Report prepared by HKS, the proposed wastewater discharge of the project is within the acceptance capacity of the Security Water and Sanitation District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District. Below are the wastewater demands of the development.

Wastewater Demands					
Type of Use	Number of Dwelling Units/Square Footage	People per Unit	Average Flow per Capita (Gal/Capita/Day)/Average Flow per Day (Gal/Acre/Day)	Peak Factor	Average Flow (GPD)
Multi-Family Residential	321 Units	2.5	300	N/A	240,750
Clubhouse	6,597 SF (0.15 AC)		1,400	2	420
<b>Total:</b>					<b>241,170</b>

A Letter of commitment was issued by the District on May 23, 2023, which is provided with this submittal. The owner of the subject property has petitioned the Boards of Directors of the Security and Sanitation Districts for inclusion of the property into the districts. A service agreement between the property owner and the districts is currently being developed as part of the inclusion process. If and when the property is included into the districts, it will be entitled to service from each district in accordance with Colorado state law and the operating rules, regulations and conditions of each district, which are subject to change.

**6. ALL AREAS OF THE PRESENTING HAZARD SUBDIVISION IS C**

The Geologic Hazard no geologic hazard. The water demands for this property are estimated to be a maximum of 90 annual acre feet of diversions based upon 166 single-family equivalents (sfe) plus landscape irrigation. Likewise, the wastewater collection and treatment requirements for this property are estimated to be a maximum of 17.27 million gallons per year or 47,315 gallons per day. If and when the property is included into the districts, commitments to indicates that this property would be limited to the preceding amounts.

moderately expansive clay, localized layers of collapse-prone soils, and erosion which can be mitigated with engineering design and construction methods commonly employed in this area.

Groundwater was not encountered at the time of drilling. When checked after drilling our borings were found to be dry. Groundwater levels will fluctuate seasonally and rise in response to precipitation and landscaping irrigation.

**7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

There is an existing stormwater conveyance ditch on-site that conveys flows from an existing box culvert under Powers Blvd to a box culvert under Grinnell Blvd. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by owner of the development.

A Final Drainage report prepared by HKS is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.

3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies. The Final Drainage Report meets the latest El Paso County Drainage Criteria requirements for the site.

**8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

The proposed development will have two accesses, one located off Goldfield Dr in alignment with Escanaba Dr, and one located along Cudahy Dr in alignment with the existing pond access drive to the east. A Traffic Impact Study prepared by Kimley-Horn has been provided with this submittal.

not true statements  
revise

**9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Security Water and Sanitation District, and Colorado Springs Utilities will provide electric and natural gas services to the subdivision. The required Will Serve letters are included with the submittal. The Security Fire Department will provide fire protection and emergency services.

**10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;**

The site lies within the Security Fire District. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

**11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;**

Improvements to Grinnell Blvd are included with this application, and involve widen the existing roadway from Powers Blvd to south of Goldfield Dr and a signal at the Grinnell Blvd and Goldfield Dr intersection. Curb and gutter, a tree lawn, and detached walk is proposed on the east side of Grinnell Blvd, along the project Site. Curb and gutter will continue along the east side of Grinnell, south of Goldfield until the transition back to the existing pavement section. On the west side of Grinnell Blvd, the roadway is widened to its ultimate condition with a paved shoulder. The existing striping on Goldfield will be revised to provide a left turn lane into the development, as well as improvements to the existing striping to lengthen the turn bay for the left turn movement from Goldfield Dr onto Cudahy Dr. The change in striping proposed was included in the traffic impact study done for the re-zoning of the Site. The existing CSU electric utilities that traverse the sight are being relocated to within the Grinnell Blvd right of way.

**12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;**

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

**13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016**

The proposed subdivision meets the applicable sections of the Code. Deviation requests from the Engineering Criteria Manual (ECM), as noted above, have been submitted with this application.

Deviation Requests

The following Deviations request of the Engineering Criteria Manual (ECM) were submitted and approved with the Preliminary Plan approved by the County:

1. Section 2.3.7.E.2. Deviation Request (Goldfield/Cudahy): The ECM criterion for taper recommends a taper length of 140'. The request for the deviation is due to the existing Goldfield Drive and Escanaba Drive intersection to the west, this taper will need to be shortened to 30-feet.
2. Section 2.3.7.E.2 Deviation Request (Goldfield Drive and Escanaba Drive): The ECM criterion for taper recommends a taper length of 140'. The request for the deviation is due to the Goldfield Drive/Grinnell Boulevard intersection 340 feet to the west (edge to edge), this taper will need to be shortened to 75-feet. However, with the proposed improvements to Grinnell Boulevard that were not considered with the approved Traffic Impact Study, the eastbound left turn lane is designed for 225-feet of storage with a 75-foot taper.

**14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]**

No known mineral deposits are impeded by the subdivision.

**Conformity With Plans And Standards 8.2.1 through 8.2.5)**

**1. Conformity with the Master Plan.**

The proposed Subdivision is consistent with the Master Plan, as noted in Final Plat Criteria 1 above.

**2. Conformity with this Code.**

The proposed development is consistent with all aspects of the El Paso County Code.

Remove there was no Preliminary Plan submitted

Provide PCD file number. A deviation request was not submitted with this current application or previous projects.

**3. Zoning and the Division of Land.**

The property was recently zoned RM-30, which provides for multi-family development as proposed on the land to be platted.

**4. Conformity with the ECM.**

Deviation requests from the Engineering Criteria Manual (ECM), as noted Final Plat Criteria 13 above, have been submitted with this application.

**5. Conformity with Self-Imposed Restrictions.**

N/A.

p:\evergreen devco, inc\powers and grinnell\admin\submittals\final plat\1st  
submittal\outlook\_at\_powersfp\_letter\_of\_intent\_final.docx