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Letter of Intent for proposed Development

August 14th, 2024

Subject: Platte Self-Storage
6001 E. Platte Ave,
Colorado Springs, CO

Department of Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

It is our pleasure to submit this letter of intent to pursue approval for the development of the 17.22-acre parcel currently owned by Donald Humphrey. The proposed development will consist of nine single story self-storage buildings with future development of five additional single story self-storage buildings. The proposed footprint is approximately 63,300 S.F. in Phase 1 and an additional 40,000 S.F. in Phase 2 along with two canopy structures. The existing CS CAD-O zoning is to remain intact. We are not requesting any variances or special uses. The proposed development is compatible with the existing zone and surrounding uses.

A Concept Plan was reviewed as part of the Pre-Application Meeting with PLANNING via Teams, no immediate issues were identified as part of the Meeting. The review criteria within the development plan checklist provided by El Paso County Planning and Community Development are satisfied by this proposed developments intent and design.

Utilities are currently available near the site. Electrical is available to the north along access road supplied by CSU. Water is available to the north and east supplied by Cimarron Hills Metro District. We will connect for a water and fire line to the north in access road. The sewer connection will be made to the north east. Drainage will be directed towards existing drainage infrastructure.

Access will be the north entrance.

The proposed development is located on 6001 E Platte Ave. and consists of a 17.22-acre, parcel No. 5418000075. Development Plans and Elevations are provided for review and approval. The area of the site to be cleared graded or excavated will be approximately 17.22-acres.

We have taken the existing site conditions into consideration for this project. The intent of building the new buildings are to provide self-storage and RV-Boat storage. We are not requesting any alternatives or variances at this time.

If you have questions please contact me at 719.203.3321 or kmoore@rmg-engineers.com

Respectfully,

Keith E. Moore, AIA

RMG Architects & Engineers