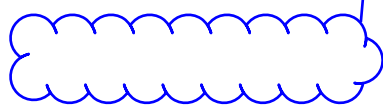




PCD File # AL249

**I68 Consulting Group LLC**

**Letter of Intent**



**To: El Paso County Planning and Community Development Department**

**From: K. Marc Fitzwater**  
**719-243-9168**  
**marc@i68consulting.com**

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

**Date:** 11 June 2024

**Property Address:** 0006 Calhan HWY, Calhan, CO 80808

**Parcel Number:** 1300000712

**Legal Description:** ~~N2S2 sec 7-13-61~~

**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 0006 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. Once completed, the I68 Training Facility will have six flat ranges, a long distance shooting range, Connex City (simunitions only), ¼ quarter mile driving track, along with an administration building, lodging accommodations, support buildings, and gym.

Please discuss how range shooting complex will be open to members of the public to join/attend trg as a business membership and how training will be provided as part of a business operation. Please discuss operating hours.

Discuss capacity of the facility from initial phase to full build out in terms of number of patrons supported (~max occupancy)

## **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 one - two flat ranges to allow for training immediately, then continuously improve and add training areas such as flat ranges, long distance range, Connex City, administrative building, lodging, operational support buildings, and driving track.

Below is a detailed breakdown of each phase.

### **Phase 1: Initial Ranges and Basic Infrastructure (Immediately upon Site Development Plan Approval)**

Initially two flat shooting ranges 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 Flat Range 1 and Flat Range 2. A dedicated dirt parking lot will be established on the southern end of Flat Range 1 and Flat Range 2.

#### **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 dirt parking lot at the southern end of the ranges
- Shipping Container for range equipment storage

Note engineer & stormwater drainage and grading submittals will be required with Phase #1 as part of the site development plan submission.

## Phase 2: Expansion of Flat Ranges (6-12 months)

I would recommend you remove the timelines - this will lock you into these time frames and you could be perceived as not in compliance with the special use if you deviate from the timelines

This phase will start with the construction of Flat Range 3 and end with the construction of Flat Range 6. Four more flat shooting ranges will be constructed by bulldozing earth from south to north. It is projected that completion of Phase 2 will take 6-12 months from project initiation. 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.

- **Construction of Four Additional Flat Ranges:**
  - **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
  - **Flat Range 4:**
    - 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
  - **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
  - **Flat Range 6:**
    - Orientation: North
    - Shooting Direction: All directions
    - Dimensions: 100 meters long by 200 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.
- **Support Facilities:**
  - Additional porta johns between Flat Range 3 and Flat Range 4, and Flat Range 5 and Flat Range 6
  - Expanded dirt parking lots at each Flat Range

### Phase 3: Long-Distance Shooting Range (8-24 months)

This phase will start and end 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. From project initiation, it is estimated that the construction of this range will take approximately 8-24 months.

#### 1. Construction of Long-Distance Range:

- Orientation / Shooting Direction: East to West
- Dimensions: 1200 meters long by 100 meters wide
- Features: 14 x 10 ft earth berms at intervals (100 to 1200 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.

#### 2. Support Facilities:

- Additional Porta Johns on the northern side of overhead cover
- Expanded dirt parking lot on the eastern side of overhead cover

Not sure why this is included here and not for phases 2-3 - wouldn't each phase warrant a new site development plan?

### Phase 4: Administration, Lodging, and Simulation Facilities (5-7 years)

This phase will start construction of the administration building and end with the construction of ¼ track. It is projected that this phase will take five to seven years from the initiation of the project. To complete this phase of the project, a well will have to be drilled and electricity will have to be provided using grid power, solar power, or both. **A separate Site Development Plan will be submitted for this phase.**

#### 1. Administration Building:

- Location: Northeastern portion of the property
- Structure: Multi-level building made from shipping containers
- Facilities: Administrative offices, pro-shop, classrooms, dining area
- Parking: Asphalt parking lot on the western side

#### 2. Lodging:

- Quantity: 16 converted shipping containers with each being stacked with two containers.
- Location: South of the administration building
- Features: Shower trailer nearby

#### 3. Support Buildings:

- Quantity: 12 converted shipping containers
- Location: South of the administration building
- Purpose:
  - Four shipping containers will be converted to a gym
  - Four shipping containers will be converted to two x planning bays
  - Four shipping containers will be converted to two x storage containers

#### 4. Connex City:

- Structure: 15 shipping containers forming mock rooms for simulation training

State the total number of lodging rooms. Discuss if these are intended to be used for overnight accommodations.

Note: Elevation view and floorplan will be required with the SDP for the logistical and support areas. SDP will have to depict actual footprint area

- Purpose: Home defense, law enforcement training, close quarter battle (CQB) with simunitions (non-live ammunition)
- Facilities: Porta john and dedicated dirt parking lot

**5. Driving Track:**

- Structure: ¼ mile asphalt track
- Use: Advanced driving techniques training for law enforcement, DoD, and civilian agencies

Please explain how traffic will be kept to <100trips & <10 peak-hr trips. Both conditions must be met per ECM B.1.2.D

**Traffic Concerns:**

The facility is designed to generate less than 100 vehicle trips daily, eliminating the need for an Individual Site Traffic Impact Study. There will be no significant changes to local traffic patterns, and no new intersections are planned on primary roads or state highways. The development will not affect the safety or efficiency of existing traffic plans.

**Security Measures:**

- **Access Control:** A key-coded steel gate on the northeastern side, accessible only to members
- **Surveillance:** Game cameras will be installed. Additional lighting will be added once buildings are under operations.

**Safety Mitigation:**

- **Flat Ranges:**
  - Damage to Windmills:
    - Flat ranges will be built to avoid windmills
    - Closest windmill to flat ranges will be marked with firearms up to 5.56/.223 caliber limits will be posted.
    - All I68 members will be notified
  - Danger to Traffic:
    - The closest road (Judge Orr Rd) in the shooting direction is approximately 2400 meters from berm.
    - The max effective range of 5.56 / .223 caliber is 1000 meters
    - Berms will be 25 feet high
- **Long Distance Shooting Range:**
  - Danger to Traffic:
    - 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. The maximum effective range is approximately 1200 meters.

A discussion regarding anticipated traffic generation.

It is unlikely that the site will generate less than 100 trips a day or less than 10 trips an hour. Exemption under ECM Section B.1.2.D would not be met. A single trip is one vehicle arriving. A single vehicle arriving and departing is two trips. That would equate to only 50 vehicles a day arriving and departing. Given that the site will have multiple ranges, firearm & tactical training courses, MOU/shoot house complex, lodging accommodations, and driving track traffic generation can be expected to exceed 100 trips a day or 10 trips an hour.

A traffic memo will be required with the site development plan submittal to explain the full use and traffic generation for all phases. This will be added as a condition of approval with the Special Use application.

- There will be 25 ft berm at the end of the range.
- Left and right shooting limits will be posted.
- The northern and southern barriers of the range will be Hesco barriers.

● **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.
  - All members will go through a Range Orientation.
  - All members will be NRA Range Safety Officer 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*

This criteria point is not addressed. You need to address the placetype, area of change, and general analysis of goals and policies in the Master Plan.

**Special Use Approval Criteria Analysis:**

- The special use is generally consistent with the applicable Master Plan.
- The special use will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area.
  - There are no residential homes on the adjacent properties. The closest residential home is approximately 1000 meters to the southeast.
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.
  - Due to the rural location, it will not over burden public services. Throughout the phases of construction, proper facilities will be available to all patrons.
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.
  - The property will have a recessed gate where patrons can pull into the property and not impeded traffic on Calhan HWY.
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.
  - I68 Consulting Group will follow *Best Management Practices for Lead at Outdoor Shooting Ranges: EPA-902-B-01-001; Revised June 2005*
  - All Flat Ranges will have 25-foot-high berms on the north end and 15-foot-high berms on each side mitigating noise pollution. The Long-Distance Shooting Range will have a six-foot berm at the shooting platform to mitigate noise pollution.

Okay, but what are the adjacent land uses - existing and possibly allowed, and how will the proposed use be compatible with the existing and possible land uses?

This is intended to mean utility services, as well as police and fire protection.

This is where you should either identify how much traffic the use is projected to generate, or provide a traffic impact study that proves that this criteria is met.

Is a berm enough to mitigate the sounds of gunshots? Landscaping is also required to help buffer the use from the surrounding properties as well as to absorb sound.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
  - All safety precautions as it relates to shooting and training activities will be posted and briefed to all patrons. All I68 Training Facility Members will be certified as NRA Range Safety Officers, must be a graduate from an I68 Training Course, and will conduct a membership orientation.
  - Range and facility maintenance will be an ongoing endeavor to ensure a safe training facility and that it does not negatively impact surrounding properties.
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.
  - I68 Consulting Group will ensure that all County rules, regulations or ordinances and will consult with the appropriate agencies.

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,

*Kennith M. Fitzwater*

Kennith M. Fitzwater

Owner  
I68 Consulting Group, LLC