



I68 Consulting Group LLC

Traffic Memo

To: El Paso County Planning and Community Development Department

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

Date: 11 July 2024

Property Address: 0006 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: Explanation of Traffic Patterns

Dear Sir/Madam,

I68 Consulting Group will submit a Traffic Impact Study with the Site Development Plan.

Sincerely,

Kennith M. Fitzwater

Kennith M. Fitzwater

Owner

I68 Consulting Group, LLC