



I68 Consulting Group LLC

Letter of Intent

PCD File # AL249

To: El Paso County Planning and Community Development Department

From: K. Marc Fitzwater

719-243-9168

marc@i68consulting.com

Date: 11 June 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: 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. 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, Connex City (simunitions only), ¼ quarter mile driving track, along with an administration building, lodging accommodations, support buildings, and gym.

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 on 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

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.

NOTE: The initial Site Development Plan will be for Phases 1-3 will be submitted upon approval of the Special Use. A separate Site Development Plan will be submitted at a later time for Phase 4.

Traffic Concerns: A Traffic Impact Study will be submitted with the Site Development Plan.

Below is a detailed breakdown of each phase.

Phase 1: Initial Ranges and Basic Infrastructure

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

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 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.

● 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

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.

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

Phase 4: Administration, Lodging, and Simulation Facilities

This phase will start construction of the administration building and end with the construction of ¼ mile track. 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.

1. **Administration Building:**

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

2. **Lodging:**

- Quantity: Eight “tiny homes” or 16 converted shipping containers with each being stacked with two containers. The tiny homes will house two patrons, or each shipping container will house one patron. Lodging will be intended for overnight use.
- 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:
 - i. Four shipping containers will be converted to a gym
 - ii. Four shipping containers will be converted to two x planning bays
 - iii. Four shipping containers will be converted to two x storage containers
- 4. **Connex City:**
 - Structure: 15 shipping containers forming mock rooms for simulation training
 - 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

Security Measures:

- **Access Control:** A key-coded steel gate powered by solar energy will be 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 will be added once buildings and lodging are established for enhanced security during operations.

Safety Mitigation:

- **Flat Ranges:**
 - Damage to Windmills:
 - Flat ranges will be built into the terrain and berms will be 25 ft tall.
 - Closest windmill to flat range is approximately 900 meters. On flat ranges, only firearms up to 5.56/.223 caliber will be allowed be used. Left and right shooting limits will be posted.
 - All I68 members will be NRA Range Safety Officer Certified
 - 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.
 - 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*

Special Use Approval Criteria Analysis:

- The special use is generally consistent with the applicable Master Plan.
 - I68 Training Facility Placetype can be classified as a Regional Open Space because of the programmed athletic structures (shooting ranges). The Area of Change for the I68 Training Facility can be classified as Minimal Change: Undeveloped due to the location of the property. The I68 Training Facility falls within the goals and policies of the El Paso County 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 northern and eastern adjacent properties are windmill farms and is highly unlikely to be developed. The western adjacent property has no structures, and what looks to be a pasture. The use of the property is unknown. The southern adjacent property has two recreational vehicles on the property and the use of the property is unknown. Due to the unknown use of the southern property, the shooting directions of all ranges are intentionally away from the southern property. T

- 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.

- For utility services, the property will require the construction of a well to provide continuous water. During the construction of the well, water will be shipped in to facilitate water requirements.
- Power will be generated using Mountain View Electric Association, solar, or a combination of both.
- Emergency Services will be provided by El Paso County Sheriff's Office and Calhan Fire Department.

I would recommend providing additional justification to identify how these issues will be mitigated.

This appears to be incomplete.

- 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.
 - A Traffic Impact Study will be submitted with the Site Development Plan
- 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 sound will move in the northern direction toward the windmill farm to the north. The Long-Distance Shooting Range will have a 10-foot berm and proper landscaping at the shooting platform to mitigate noise pollution.
- 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

