



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

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.

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

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

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

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:
 - 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

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 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.
- 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.

- 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,

Kennieth M. Fitzwater

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Owner
I68 Consulting Group, LLC