

El Paso County Letter of Intent

Project: Proposed Warehouse and Office Building

Property Address: 6140 Southmoor Dr., Fountain, CO 80917

Tax Schedule Number: 6514401005

Zoning: CS CAD-O

Date: 09/02/2026

Property Owner Information

Hopi Enterprises, LLC

Attn: Mag Missiha, President

6140 Southmoor Dr.

Fountain, CO 80917

Project Description

Hopi Enterprises, LLC is requesting approval to construct a new steel warehouse building on the property located at 6140 Southmoor Dr., Fountain, Colorado 80917 (Tax Schedule No. 6514401005). The proposed development consists of a 40-foot by 70-foot (2,800 square foot) steel building to be utilized by a traffic control business.

The building will primarily function as a warehouse for the storage of traffic control equipment, materials, and operational supplies. Additionally, the building will include an office space located on the east side of the structure to provide office operations.

Please state **how** the project complies with these Land Development Code requirements. Saying "it meets applicable requirements" is not sufficient detail - you need to explain what requirements you are meeting, or otherwise asking for reductions.

Existing and Proposed Use

The property is currently zoned CS CAD-O. The proposed use as a warehouse and office facility for a traffic control company is intended to support equipment storage, business operations, and administrative functions. No manufacturing or industrial processing activities are proposed as part of this development.

Land Development Code Compliance

The proposed development has been designed to comply with the applicable provisions of the El Paso County Land Development Code and all relevant zoning requirements associated with the CS CAD-O zoning district. The proposed building and site improvements will be developed in accordance with applicable setback requirements, building regulations, parking standards, access requirements, landscaping requirements, and other development standards required by El Paso County. Final site design details will be reflected on the accompanying Site Development Plan and supporting documents.

This is the Site Development Plan application where you need to provide final design details.

Use Compliance

The proposed warehouse and office use is consistent with the intended operation of a traffic control business and is appropriate for the subject property and zoning designation. The facility will provide storage for equipment and materials utilized in traffic control services while also accommodating office functions.

If a Traffic Impact Study (TIS) is not being submitted, please explain how the project meets all TIS exemption criteria in ECM Section B.1.2.D (see excerpt below). This requirement is independent of any access-related requirements from the City of Fountain for Southmoor Drive.

necessary for day-to-day business operations. The proposed use is expected to be compatible with surrounding commercial and industrial activities within the area.

Utilities

The proposed development will utilize available utility services necessary to support the operation of the building, including electrical, water, and sanitary sewer services. The proposed development will be connected to the appropriate service providers and constructed in accordance with applicable codes and all applicable permitting requirements.

Do you have will-serve letters? Who are "the appropriate service providers"? This is where you explain the details of your development proposal

Access and Traffic

Access to the site will continue to be provided from existing public roadways serving the property. The proposed use is anticipated to generate a limited number of daily vehicle trips primarily associated with employee vehicles, company vehicles, equipment mobilization, and occasional customer or vendor visits. Traffic generated by the facility is expected to be consistent with typical warehouse and office operations and should not create significant impacts to the surrounding transportation network.

Alternatives or Waivers Requested

At this time, no alternatives, deviations, or waivers from applicable County development standards are being requested. Should any such requests become necessary during the review process, they will be submitted separately with supporting justification.

Conclusion

Hopi Enterprises, LLC respectfully requests approval of the proposed Site Development Plan to allow construction of the warehouse and office facility described herein. The project will provide a functional and well-maintained facility for a traffic control business while remaining consistent with applicable development standards and the character of the surrounding area.

Should you require any additional information, please do not hesitate to contact us.

Sincerely,

Mag Missiha
President
Hopi Enterprises, LLC

D. No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

Please add a statement indicating that a drainage report is being provided with this submittal.

Please provide a statement noting that a portion of the parcel is located within FEMA Flood Zone AE, as identified on Flood Insurance Rate Map 08041C0951G, and that no disturbance will occur within the designated floodplain.

Include a statement that EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at building permit.