



Mountain States Pipe and Supply

Letter of Intent

March 2021

Owners/Developers: Mountain States Pipe and Supply
7765 Electronic Drive
Colorado Springs, CO 80922
(719) 475-4020

Planner: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Engineer: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Tax ID Numbers: 5332002019

SITE LOCATION: Mountain States Pipe and Supply is located at 7765 Electronic Drive, Colorado Springs at the southwest corner of the intersection of Electronic Drive and Marksheffel Road.

INTRODUCTION: The parcel is currently unplatted and has been partially developed. The east portion of the site has a single building, stormwater pond, parking area, and a driveway, with the primary use being warehousing/storage. The west portion of the site is currently undeveloped. The parcel is proposed to be platted with the intent of selling the undeveloped portion of the parcel.

PROPOSAL: The applications covered by this Letter of Intent is for the platting of 4.48 acres as two lots.

THE PLAN: The site is zoned M – Industrial. The existing development on a portion of the parcel will remain as is, with no changes to this lot proposed. The undeveloped lot will be sold for future development.

Access to the site is from Electronic Drive. The existing development already has two driveways connecting to the street, the western of which is to be abandoned, and the undeveloped lot has one side with street frontage.

WAIVERS REQUESTS: None

ENVIRONMENTAL: The existing and proposed use for the site is industrial, as are most of the adjacent parcels. The relevant environmental conditions on the site (the biggest being drainage) have been identified and addressed.

TRANSPORTION: This subdivision will be accessed from the existing Electronic Drive, which is currently paved and public.

Traffic impact fees will be paid in full at time of building permit application submission. No inclusion into a PID or metro district is proposed.

DRAINAGE: A Drainage Report has been prepared to accompany the replat. As no physical changes to the site are proposed with the replat, there will be no changes to drainage conditions.

UTILITIES: A private wastewater septic system is currently in use on the parcel and future development is expected to use the same method. Mountain View Electric can provide electrical services. Colorado Springs Utilities can provide gas services. Cherokee Metro District can provide water services. Utility easements are existing or proposed to accommodate the proposed utility services.

WASTEWATER: A private wastewater septic system is currently in use on the parcel and future development is expected to use the same method.

GEOLOGY AND SOILS: A Subsurface Soil Investigation has been prepared for the site. This report identified some common geologic hazards and includes recommendation on how they could be mitigated. The report does not identify anything that would prevent development of the site.

CRITERIA FOR APPROVAL:

FINAL PLAT

- This plat conforms with the goals, objectives, and policies of the County Master Plans. No master plan has been found for this parcel.

- This plat is in substantial conformance with approved preliminary plans. No preliminary plan has been found for this parcel.
- This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials. County staff have reviewed the plans for consistency.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code. Cherokee Metro District already supplies water services to this parcel and has stated they have capacity to continue to do so.
- Private wastewater septic systems are proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.
- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards. See Entech's Soil, Geology, and Geologic Hazard Evaluation.
- Adequate drainage improvements (water quality and detention basin and storm sewer) already exist for the portion of the property that is currently developed per the State and local standards. As no physical changes to the site are proposed with the replat, there will be no changes to drainage conditions. Future development on the site may require additional drainage improvements.
- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. All of the proposed lots will have access to the existing Electronic Drive.
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are available or proposed to serve the proposed subdivision. The site is already served by a fire protection district and has access to existing public roads. Private wastewater septic systems are existing for the current development on the site and will be required for any future development.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The site is currently served by the Falcon Fire Protection District.
- Offsite impacts were evaluated and no offsite improvements are required per Chapter 8 of the Land Development Code. This letter is for a replat, so it doesn't include any physical changes.

- Water Master Plan: The only Water Master Plan goal that appears to be relevant to this replat is “Goal 6.0 – Require adequate water availability for proposed development.” The County required a water commitment letter from the water district, and per Cherokee Metro District, they have adequate water availability for this property.
- Policy Plan: The only Policy Plan goal that appears to be relevant to this replat is “Goal 15.2 Ensure that applicants are responsible for a reasonable share of costs associated with processing applications and for the fiscal impacts from development while balancing the desire to limit the direct and indirect impacts of regulations on development.” The County required fees be paid before they would process the replat application.
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- No commercial mining deposits have been identified within the proposed subdivision.

ADDITIONAL CONDITIONS FOR APPROVAL PLACED ON THE FINAL PLAT:

- None