

Please note the proposed project is considered a common plan of development in accordance with ECM 1.22. The applicant will be required to submit an application for an ESQCP Permit, Financial Assurance Estimate, Grading & Erosion Control Plan & Checklist, Drainage Report, and SWMP Plan & Checklist.



June 30, 2021

El Paso Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please note applicant will be required to apply for a driveway access waiver.

**RE: Letter of Intent – WMG Heartland Dental
Meridian Crossings Filing 1, Lot 2,
7225 N Meridian Drive, Falcon, CO 80831**

To whom it may concern,

Thank you for your time reviewing this application via the Minor Site Development Plan review process. The proposed development is for Heartland Dental and is located at the existing lot at Meridian Crossings Filing 1, Lot 2. The property is located in a portion of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian, in Unincorporated Falcon, El Paso County, Colorado. This site disturbs less than 1 acres of land so we understand this is a Minor SDP.

This lot is zoned “CR” Commercial Regional and is adjacent to a McDonalds, a Liquor Store and two vacant lots which are also zoned “CR” Commercial Regional. A Medical Clinic is a Permitted Use and will require a Site Development Plan.

The attached Site Development Plan for WMG Heartland Dental depict the proposed improvements on the Meridian Crossings Filing 1, Lot 2 site. The proposed improvements will include a dental office building with parking areas, drive aisles and associated landscaping. Improvements for the site will tie into the existing internal access drive between Lots 2 and 3 to the west and towards the McDonalds to the east. These accesses provide connections to Meridian Road, Old Meridian Road, McLaughlin Road and Flower Road.

The site is currently vacant with native grasses and has been overlotted graded for commercial use. The site has a 10% slope from the north to the south. Runoff currently is conveyed by curb and gutter to the existing water and sanitary lines run along the south of the street on the southern boundary. Proposed utility is located in a special flood hazard area.

please add the following to the letter of intent:

- Owner name, contact telephone number, and email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party
- Property address
- Property tax schedule number
- A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.
- A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.
- A discussion regarding the provision of utilities.
- A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
- A discussion and justification for any alternatives being requested. (lighting and landscape if applicable)

ect.

Please provide a statement regarding fees. Per SF07024, road impact fees are not applicable to individual lots since the developer paid the fees at time of plat.

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Drive, Suite 210; Golden, Colorado 80403