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Re: **ACADEMY VILLAGE FILING NO. 3 – Impact Identification Statement**
El Paso County Assessor's Parcel No. 72014-01-004

This statement is made as **COVINGTON HOMES, LLC** is proposing a land use project in El Paso County at the referenced location. This information is being provided for submittal with the County.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner/applicant of the above referenced property in this application for proposed Site Development Plan and Final Plat.

The subject area is Lot 4 within **ACADEMY VILLAGE FILING NO. 2** being a portion of the SE4 of Section 1, Township 12 South, Range 67 West of the 6th P.M., in El Paso County, Colorado. It is located at the Northwest corner of the intersection of Struthers Road at Gleneagle Drive. This parcel is zoned Commercial Service (CS) and is planned to be subdivided into a two-lot vacation/resubdivision Final Plat, with planned development of the "vacant land" Northern portion in accordance with the previously-approved Concept Plan's building footprint, to be designated as proposed commercial office space versus retail space.

Water and wastewater services are to be provided by the **DONALA WATER AND SANITATION DISTRICT**. Electric service is to be provided by **MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.** and gas service is to be provided by **COLORADO SPRINGS UTILITIES**. Fire protection is to be provided by the **DONALD WESTCOTT FIRE PROTECTION DISTRICT**.

The undeveloped portion of this site exists with native grasses, plants and a few trees, and was pre-graded at time of existing **PEOPLES NATIONAL BANK's** building construction anticipating a future building pad site and associated parking. This site and surrounding developments are not conducive to many wildlife species which make their homes in nearby plains, foothills, floodplains, tributary drainage ways and mountains. Lot landscaping will occur in accordance with an approved Landscape/Irrigation Plan. The existing zone allows for a 45' building height, where 31'-10" is proposed. There could be view impacts with this development affecting the adjoining Townhome property owners to the East of mountain range views, which are already inhibited with mature pine trees in the Townhome back yards. There should be no environmental constraints (man-made or natural hazards) or pollution created with development of the property, nor any existing historical site concerns. There exists adequate provisions of necessary public services and facilities, subject to permitting availability. There will be no fiscal impacts reducing quality of said services and public facilities, or programs provided to the residents of the County. Therefore, surrounding overall County and neighborhood impact will be minimal.

This application is in complete conformance with the PBD zone and is a normal continuation of the development process for this property. There are no planned variance or waiver requests requested at this time, subject to El Paso County Development Services' review.

Owner: **PEOPLES NATIONAL BANK**
Attn: Jim Harris (719) 593-7133
5175 N. Academy Boulevard
Colorado Springs, CO 80918-4001

Applicant: **COVINGTON HOMES, LLC**
Attn: Ron Covington (719) 448-5000
13725 Struthers Road, Suite 201
Colorado Springs, CO 80921