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Celebrating over 42 years in business

March 24, 2021

El Paso County Development Services
2880 International Circle
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Colorado Springs, CO 80910

SUBJECT: Justification Letter for Final Plat, Falcon Storage Subdivision

We propose to subdivide this site located in the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado to allow for a RV storage lot to be constructed on the site.

Project Information

Address:	Bent Grass Meadows Drive, Peyton, CO 80831
Tax Schedule No:	5301000018
Legal Description:	<p>A parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows:</p> <p>Beginning at the Northwest corner of Latigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East "assumed"); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the Northerly extension of the Westerly line of said Filing, 501.15 feet; Thence South 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Westerly right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Westerly right-of-way line: 1.) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2.) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3.) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northerly line of said Lot 1, 420.00 feet to the Point of Beginning, County of El Paso, State of Colorado.</p>
Existing Zone:	I2 (Industrial)

Existing and proposed facilities

The site is currently vacant. It a 5-acre unplatted portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado. An RV storage lot is being proposed on the property. The site is adjacent to / contiguous with Falcon Storage, which was platted as Lot 1, Latigo Business Center Filing No. 1, May 25, 2005 The lot will be entered from an existing (platted) road, Bent Grass Meadows Drive. All utilities exist to service the site; City of Colorado Springs gas; Mountain View Electric and Falcon Highlands Metropolitan District for water and sewer. There are existing detention facilities across Bent Grass Meadows Drive that handle stormwater.

Request and Justification

We are requesting a subdivision for this property. The site will be used for an RV storage lot. This subdivision plat will not leave any lots or parcels without adequate utility or drainage easements; *We are not vacating any easements*

The plat will not vacate road rights-of-way or access easements needed to access other property; *We are not vacating any portion of Bent Grass Meadows Drive*

The plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code; *We're not changing any part of Bent Grass, not moving any utility mains*

The subdivision plat is consistent with the Master Plan; *This will remain a commercial lot which complies with the Master Plan*

The plat will not adversely affect the public health, safety, and welfare; *This will have no detrimental affects on the public*

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat has been resolved; *The same entity owns this site and the lot to the south. As such it does not violate any CC&R's.*

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently: *We are platting a vacant piece of property where all necessary utilities and public improvements (curb, gutter and drainage facilities are installed.*

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.² *We have a traffic study that states this use / development will not put undue demand on the existing road system. Letters from the utility providers state that the subdivision will comply with and not exceed their estimated supply for water, wastewater, gas and electric for the site*

Please contact our office if we may provide further information on this project.

BY: _____
Erik S. Watts, Authorized Representative