



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

January 25, 2022

Re: **NORTHCREST CENTER NO. 1A – Adjoining Property Owner Letter**
APN 53323-09-004, 005 and 006

To Whom It May Concern:

This letter is being sent to you because **K & S DEVELOPMENT LLC** is proposing a land use project in El Paso County at the above and attached referenced location. This information is being provided to you prior to a submittal review with the County. Please direct any questions on the proposal to the referenced contact(s) noted below. Prior to any public hearing or administrative approval on this proposal, a notification of the time and place of the public hearing and/or deadline to respond will be sent to the adjacent property owners by the EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner of the above referenced property in this application for an Amended Vacation/Replat (see attached Exhibit).

The proposed development is located at the Northwest corner of Canada Drive and Constitution Avenue. It will consist of 13 office /warehouse units (29,640 S.F. total) with dedicated outdoor storage yards (29,521 S.F.) screened by CMU walls. The site consists of proposed asphalt pavement for parking and driveway access from Canada and egress onto Bismark Road. Concrete sidewalks are proposed along Bismark Road, Canada Drive, and Constitution Avenue in the public right-of-way connecting to existing sidewalk of the adjacent parcel and some internal sidewalk for the office building. The development also consists of improved landscaping.

The parcel in its entirety consists of three lots combined for a total of 3.246 Acres (141,390 Square Feet) and is currently zoned "CC CAD-O" Commercial Community w/ Commercial Airport District Overlay and shall remain under EPC APN 53323-09-004, 005 and 006.

A traffic memorandum was completed to demonstrate that the development does not overburden street capacity of local public facilities. The storage yards will be screened from the public way by an opaque 8' min CMU wall that encloses each yard. The wall and the proposed building will step with the sites topography as to be less obtrusive. There is no anticipated noise pollution in excess of any typical Commercial use. Ingress and egress will be provided along Canada Drive and Bismark Drive to minimize impacts on Constitution Avenue. The proposed parking is more than adequate for the proposed uses. The design preserves the natural topographic features as much as possible. The existing vegetation on the site is native grasses and deciduous feeder trees. Landscaping is proposed to screen the perimeter of the property and to visually buffer the project.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the East and Bismark Road from the North via existing access easement with the property to the West.

As previously mentioned, the purpose and request of this application is to vacate Lots 3, 4, and 5, NORTHCREST CENTER, into a 1-lot Replat with the proposed 29,640 Square Foot, (1) one-story

office/warehouse building with dedicated fenced and gated outdoor storage yards. Each unit tenant will be required to have trash receptacles housed within their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the Site Development Plan supporting submittal plans and reports will be provided. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

This application is in complete conformance with the CC CAD-O zone and is a normal continuation of the development process. There are no planned variance or waiver requests anticipated.

INQUIRY CONTACT INFORMATION:

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT:

John Green, Project Manager 'johnngreen@elpasoco.com' (719) 520-6442
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SITE DEVELOPMENT PLAN PREPARER:

RMG ENGINEERS ARCHITECTS, Jennifer Zezlina 'jzezlina@rmg-engineers.com' (719) 488-2145
19375 Beacon Lite Road
Monument, CO 80132

Thank you for your consideration,



LAND DEVELOPMENT CONSULTANTS, INC. by David V. Hostetler
dhostetler@ldc-inc.com

ENCL: NORTHCREST CENTER NO. 1A Vacation/Replat Exhibit
Site Development Plan Exhibit

KNOW ALL MEN BY THESE PRESENTS:

THAT K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, "NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1" (Plat Book B-4, Page 176, EL PASO COUNTY, COLORADO RECORDS);

CONTAINING A CALCULATED AREA OF 3.246 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, VACATED AND REPLATTED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "NORTHCREST CENTER NO. 1A". ALL PUBLIC IMPROVEMENTS ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER'S STATEMENT:

THE AFOREMENTIONED, K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2022 A.D.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEAN L. EDWARDS, MANAGER

DATE

NOTARIAL:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 2022, A.D. BY SEAN L. EDWARDS, MANAGER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES:

- ALL LOT CORNERS SET NO. 4 REBAR WITH SURVEYORS CAP L.S. NO 17665 UNLESS OTHERWISE SHOWN.
- BEARINGS ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ASSUMED N00°37'10"W WAS RECORDED IN NORTHCREST FILING NO. 2 PHASE 1 AS RECORDED IN PLAT BOOK Z-3, AT PAGE 142 OF THE EL PASO COUNTY RECORDS.
- REPORTS AND EVIDENCE REGARDING SOILS, GEOLOGY, WATER, SANITATION, AND WILDFIRE HAZARDS ON THE SUBDIVISION ARE ON FILE IN THE OFFICE OF THE EL PASO COUNTY LAND USE DEPARTMENT.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CHEROKEE WATER AND SANITATION DISTRICT.
- ACCESS EASEMENTS ARE SHOWN ARE FOR USE BY ADJACENT OWNERS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION MUST BE NOTIFIED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- DIRECT ACCESS FROM ADJACENT LOTS TO PETERSON ROAD AND CONSTITUTION AVENUE IS PROHIBITED.
- PROPERTY SUBJECT TO ASSESSMENT FOR THE CONSTITUTION AVENUE/PETERSON ROAD SPECIAL IMPROVEMENT DISTRICT. FOR FURTHER INFORMATION CONTACT THE EL PASO COUNTY BOND COORDINATOR.
- PROPERTY SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5112 AT PAGE 1141 OF THE EL PASO COUNTY RECORDS.
- PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER. IN INSTRUMENT RECORDED IN BOOK 5129 AT PAGE 1242 OF THE EL PASO COUNTY RECORDS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND REPLAT THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

DAVID V. HOSTETLER, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 20681
FOR AND ON BEHALF OF LAND DEVELOPMENT CONSULTANTS, INC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "NORTHCREST CENTER NO. 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DIRECTOR OF PLANNING AND COMMUNITY

DEVELOPMENT ON THIS ____ DAY OF _____, 20____.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DATE

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____M. THIS ____ DAY OF _____, 2022

A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____.

RECORDER: CHUCK BROERMAN BY: _____
DEPUTY

FEE: \$20.00 PAID

SURCHARGE: \$3.00 PAID

SCHOOL FEE: \$24,480.00 PAID - DISTRICT 2

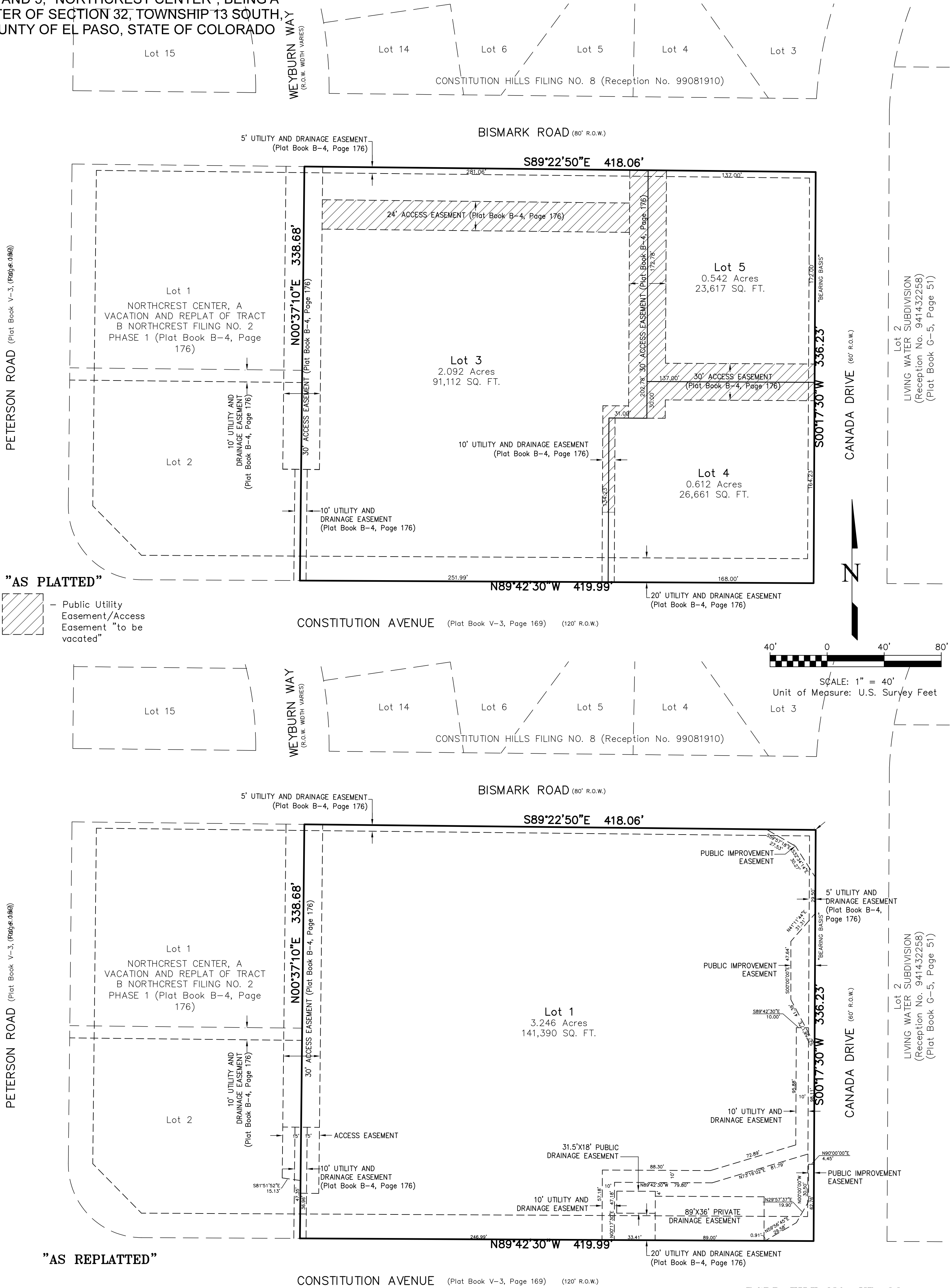
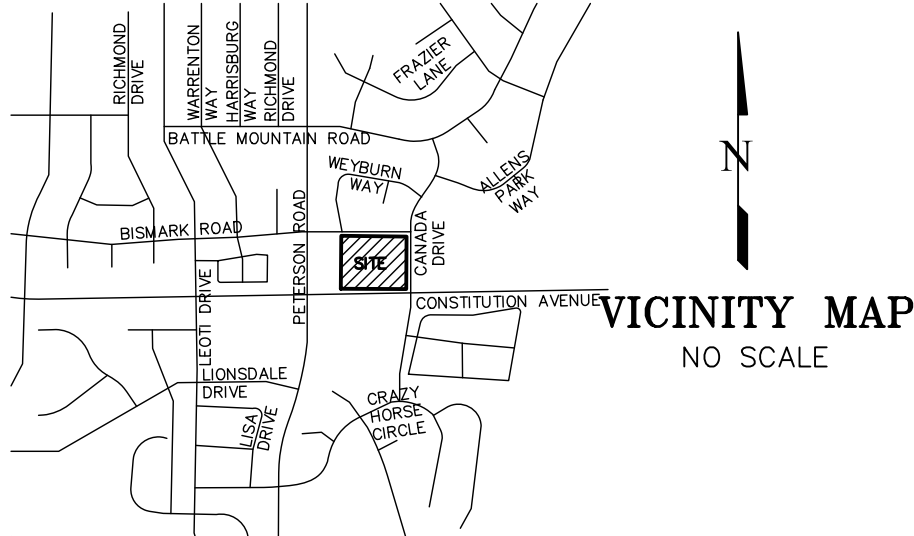
BRIDGE FEE: \$2,053.70 PAID - STRATTON DRAINAGE BASIN

PARK FEE: \$71,520.00 PAID - REGIONAL 3 \$45,120.00 PAID - URBAN 4

DRAINAGE FEE: \$45,920.45 PAID - STRATTON DRAINAGE BASIN

NORTHCREST CENTER NO. 1A

A VACATION AND REPLAT OF LOTS 3, 4 AND 5, "NORTHCREST CENTER", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



According to Colorado law, any legal action based upon any defect in this survey within three years after you first discover such defect in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS		By		Date
No.	Description			

H Scale: 1" = 50'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 11/03/21

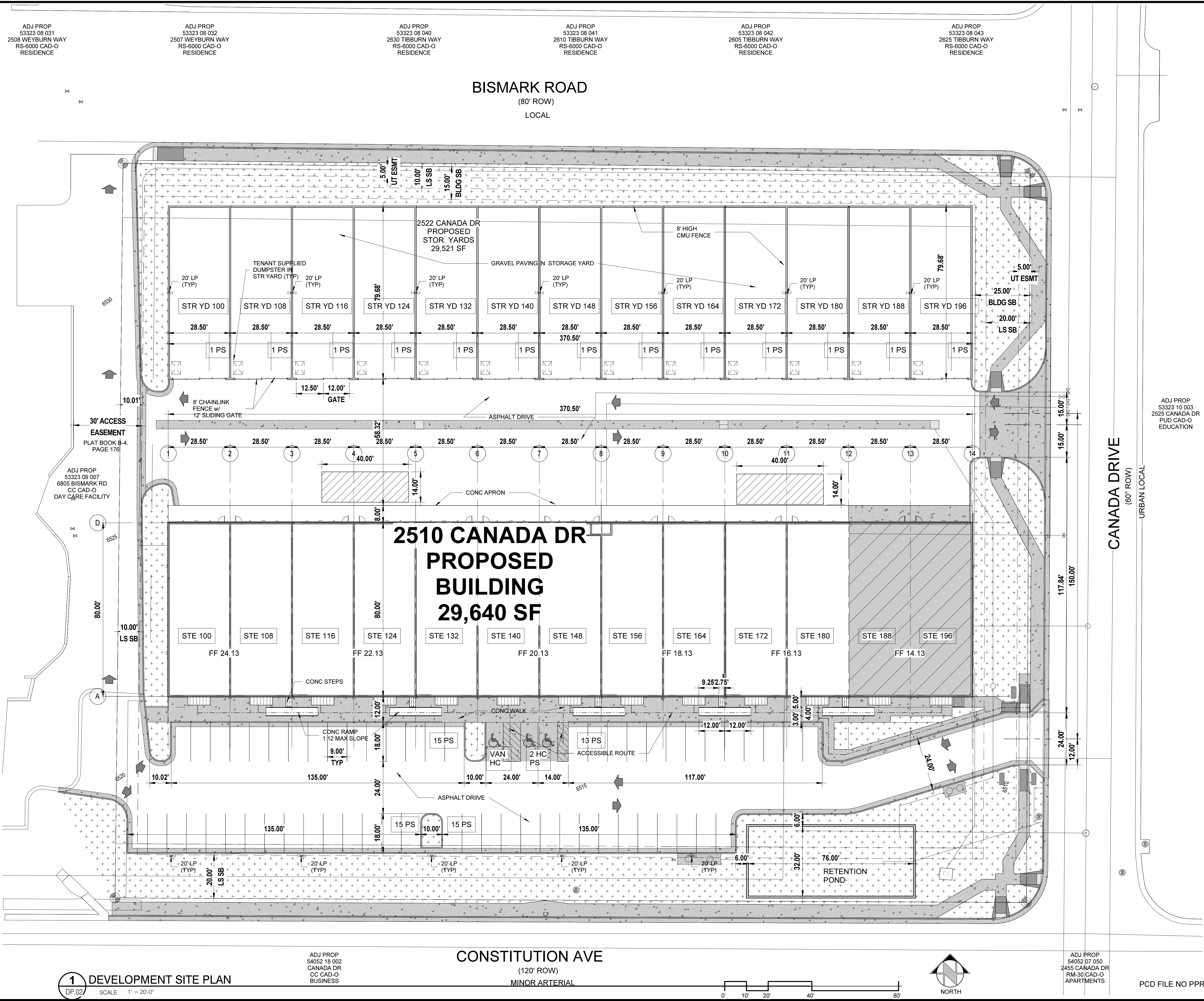
Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc-inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

NORTHCREST CENTER NO. 1A FINAL PLAT

Project No.: 21012

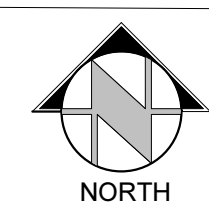
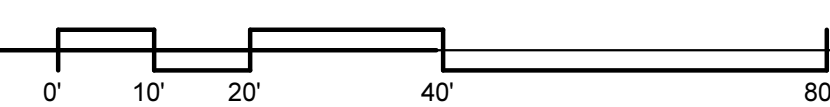
Sheet: 1 of 1

PCDD FILE NO. VR-22-_____



ADJ PROP
54052 18 002
CANADA DR
CC CAD-O
BUSINESS

CONSTITUTION AVE
(120' ROW)
MINOR ARTERIAL



ADJ PROP
54052 07 050
2455 CANADA DR
RM-30 CAD-O
APARTMENTS

PCD FILE NO PPR-21-036

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forestry

ENGINEERS ARCHITECTS
RMG
EMPLOYEE OWNED

Geotechnical
Materials Testing
Civil/Planning

19379 BEAVER LANE RD., NORTHGATE, CO 80132
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

NORTHCREST CENTER

2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922

LEISURE CONSTRUCTION

DEVELOPMENT SITE PLAN

DEVELOPMENT PLANS

SHEET NAME

ARCH/ENG: KEM

DRAWN: JIZ

CHECKED: km

DATE

12.14.21

REVISION

DATE

JOB NO:

180649

SHEET NO:

DP.02

"NORTHCREST CENTER NO. 1A"
Adjacent Property Owners Mailing List

APN 5332309007
MCCOY & LITTLEJOHN, CHILD CARE
6805 BISMARK ROAD
COLORADO SPRINGS, CO 80922-1116

APN 5332308031
TERRENCE J. AND KIMBERLY J.
2508 WEYBURN WAY
COLORADO SPRINGS CO, 80922-1282

APN 5332308032
CHRISTOPHER AND MARCIA JUDY
CMR 415 BOX 4498 APO AE, 09114-0045

APN 5332308040
THOR L. AND GAIL D. KAUMEYER
2630 TIBBURN WAY
COLORADO SPRINGS CO, 80922-1281

APN 5332308041
WALID AND ANDREE FARHAT
2610 TIBBURN WAY
COLORADO SPRINGS CO, 80922-1281

APN 5332308042
MOSES K. TUM AND BRIDGET W. KARANJA
2605 TIBBURN WAY
COLORADO SPRINGS CO, 80922-1281

APN 5332308043
RAEL GEOFFREY D. AND CASSANDRA M.
HERRERA
2630 TIBBURN WAY
COLORADO SPRINGS CO, 80922

APN 5332310003
JAMES IRWIN EDUCATIONAL,
FOUNDATION
5525 ASTROZON BOULEVARD
COLORADO SPRINGS CO, 80916-4226

APN 5405207050
CONSTITUTION SQUARE ICG LLC
901 FIFTH AVE STE 4100
SEATTLE WA, 98164-2001

APN 5405218002
JASPERCO LLC.
5532 SADDLE ROCK TRAIL
COLORADO SPRINGS CO, 80918-3006

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APN 5332308032
CHRISTOPHER AND MARCIA JUDY
CMR 415 BOX 4498 APO AE, 09114-0045

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WALID AND ANDREE FARHAT
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COLORADO SPRINGS CO, 80922-1281

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APN 5332308042
MOSES K. TUM AND BRIDGET W. KARANJA
2605 TIBBURN WAY
COLORADO SPRINGS CO, 80922-1281

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RAEL GEOFFREY D. AND CASSANDRA M.
HERRERA
2630 TIBBURN WAY
COLORADO SPRINGS CO, 80922

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Colorado Springs, CO 80916

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$7.58

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APN 5332310003
JAMES IRWIN EDUCATIONAL,
FOUNDATION
5525 ASTROZON BOULEVARD
COLORADO SPRINGS CO, 80916-4226

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Seattle, WA 98164

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APN 5405207050
BENJAMIN & GLORIA T. MENDOZA
CONSTITUTION SQUARE ICG LLC
901 FIFTH AVE STE 4100
SEATTLE WA, 98164-2001

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APN 5332309007
MCCOY & LITTLEJOHN, CHILD CARE
6805 BISMARK ROAD
COLORADO SPRINGS, CO 80922-1116

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