

state what is the future of the meridian section is in the letter of intent

FALCON FIRE PROTECTION DISTRICT STATION 3

The following criteria must be met in the letter of intent for a SUE subdivision exception

Project No. 95025.1  
April 2, 2020

El Paso County  
Planning and Community Development  
2880 International Circle, Colorado Springs, CO 80909

(d)Criteria for Approval. In approving an exemption, the following findings shall be made:

- The exemption is consistent with and conforms to this Code and the Master Plan; (also the small area plan and the master water plan as we discussed in the EA meeting.)

OWNER: Falcon Fire Protection District  
7030 Old Meridian Road  
Falcon, CO 80831  
Trent Harwig, Chief 719-495-3100

- The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

CONSULTANT: Land Development Consultants, Inc.  
3898 Maizeland Road  
Colorado Springs, CO 80909  
Daniel L. Kupferer 719-528-6133

- The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and

Land Development Consultants, Inc. (LDC) has been retained by Falcon Fire Protection District (DISTRICT) to prepare the Exemption Plat for the subject property. Half of Section 12, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property is located in a Commercial area and is zoned PUD. The existing PUD zone was created by a previous developer for a larger area to the Northwest of this property for a proposed Lowes store. That development fell through with the last recession. The existing land use immediately to the northwest is a single family home which is part of the failed PUD zone. Northerly, Southerly and Easterly are all developed commercial properties.

- No beneficial purpose would be served by requiring the platting of the subject property.

The Northerly 150 feet was purchased from the Chicago, Rock Island and Pacific Railroad Bankruptcy Court December 4, 1981 and has been used as a Fire Station and Administration Offices continuously since then. The Southerly 100 feet was acquired from Falcon Highlands Metro District last year. That property was also part of the Chicago, Rock Island and Pacific Railroad. We are requesting Location Approval for a Fire Station, since that apparently was never approved in 1980 even though the County approved the site plan for the existing station that is still in use in this location as a fire station and District offices.. We are also requesting approval for a Subdivision Exemption plat for this property to be in conformance with the subdivision regulations. We are preparing a Site Development Plan for the new station which will be submitted separately.

This will continue to be a 24/7 manned station. The Fire District will retain the existing station and remodel it to be an administration building for the District. The District is in the pre-bidding process

now and would like to begin building construction within the next 60 days and would like to have the station finished by the end of 2020.

This attached Site Plan shows the proposed 8,382 square feet station and associated driveways, parking areas, landscape areas and utilities services. Old Meridian Road is a public street currently undergoing improvements. The underground utilities being modified with the road reconstruction provides an opportune time to connect the District's facilities to municipal water and sewer as the current services are by well and septic system. This is a relatively flat site and will require minimal grading to create the pad site, parking and driveways. The District is in the position to construct this station with a lease purchase as it did with the last station opened in 2016 and paid off last year.

Thank you for your consideration and we look forward to an expeditious process for approval of this Location Approval and Exemption Plat.

Respectfully;

Daniel L. Kupferer, PLS  
President, Land Development Consultants, Inc.