



3898 Maizeland Road  
Colorado Springs, CO 80909

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

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**LETTER OF INTENT**  
**FALCON FIRE PROTECTION DISTRICT STATION 4 Falcon Fire #3?**  
**SITE DEVELOPMENT PLAN**

Project No. 15058

April 21, 2016 **REVISED May 12, 2016**

Update date and Project Number is PPR2024  
Letter appears to be for a previous submission  
Provide letter for this project  
Provide alternative landscaping details in LOI

Raimere Fitzpatrick

Project Manager/Planner II

El Paso County Development Services

2880 International Circle, Colorado Springs, CO. 80910

OWNER: Falcon Fire Protection District

7030 Old Meridian Road

Falcon, CO 80831

Trent Harwig, Chief 719-495-4030

CONSULTANT: Land Development Consultants, Inc.

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Daniel L. Kupferer 719-528-6133

Zone is PUD

Land Development Consultants, Inc. (LDC) has been retained by Falcon Fire Protection District (DISTRICT) to prepare the Site Development Plan for their property at 2710 Capital Drive. This is a 1.148 acre site located in the Southwest Quarter of Section 33, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property is located in an Industrial area and is zoned I-3. The existing land uses to the north and east are industrial and commercial and to the south and west is vacant. **The building setbacks in the I-3 zone are 30 feet for front, side and rear. We conform to the requirements except on the north side of the lot where we have 24.6 feet. The County Land Use Code allows for Public or Quasi-Public Buildings Not Subject to Standards per Section 5.4.3.(C)(3), which states public buildings such as this are not subject to the development standards of the respective zoning district, but are governed by the standards of the site development plan.**

This site was purchased January 29, 2016, as a site for the District's Fire Station No. 4. We are requesting approval of the Site Development Plan for this new fire station. The Location Approval was approved at Planning Commission April 19, 2016. The Exemption Plat is scheduled to be heard **WAS APPROVED** by the Board of County Commissioners on May 10, 2016 with the goal to have it complete by the end of this year.

This area is approximately 6 miles from their nearest fire station. The growth in the area has been expanding rapidly in the last few years and the proposed residential and commercial development dictates the need for a fire station in this area to reduce response times and better serve the needs of the area. It is anticipated that this station will respond to approximately 500 calls per year in the first year of operation. This will be a 24/7 manned station. The Fire District is under contract with

Hammers Construction to construct this station and has begun the purchase process for a new engine. The District would like to begin building construction within the next 60 days and would like to have the station finished by the end of 2016.

This Site Development Plan shows the proposed 8,382 square feet station and associated driveways, parking areas, landscape areas and utilities services. As Capital Drive is a public street with all underground utilities there will not be any offsite utility extension required. 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 2010 and paid off last year.

Thank you for your consideration and we look forward to an expeditious process for approval of this Site Development Plan.

Respectfully;

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