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November 28, 2018

El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910
Attn: **Gabe Sevigny (Nina Ruiz)**

Re: **Administrative Determination Request Letter . . . EA-17-075 ARACO ENTERPRISES, 7470 Southmoor Drive . . . APN 65244-00-053, 065 and 073**

LAND DEVELOPMENT CONSULTANTS, INC. is representing Arturo Acosta of ARACO ENTERPRISES, LLC in this application for an Administrative Determination Request for parcel combination to the pre-1972 creation configuration in an "M" Obsolete Zoning District.

This site is located near the intersection of Southmoor Lane and Southmoor Drive, on the Southwesterly side of Southmoor Drive. It consists of a series of "unplatted" parcels, with prior exceptions for CDOT and/or County rights-of-way. Crews Gulch runs within the Northern portion of this property.

I believe I have found evidence that the three (3) parcels that our client (ARACO ENTERPRISES, LLC) now owns on the Southwesterly side of Southmoor Drive, were created prior to 1972. If this is deemed the case, we would like to delay submittal of our Preliminary and Final Plat efforts in order to submit our Site Development Plan for those three (3) parcels combined into one (1), in order to get a building permit for a single building addition. We would like to get your appropriate staff's legal opinion concurrence relative to this matter as soon as convenient. See attached information (Compiled Assessor's Map 65243, 65244, 65250 "colored" exhibit; 1971 Warranty Deed Legal "gross" area [red dash] w/exceptions [blue CDOT, pink dividing Southmoor Drive ("old" Colorado Springs and Pueblo Road) right-of-way and green Southerly limit]; yellow 1971 typed Assessor's Legal "net" area; orange apparent future "quiet title" action) for your confirming review.

It is the owner's intent to develop the site with the following "M" Obsolete Zoning District "allowed" mixed-use category options, under one (1) ownership, to be specified with the subsequent submittal of a Site Development Plan and associated Building Permit Construction Drawings:

Automobile and Boat Storage Yard; Contractor's Equipment Yard; Heavy Equipment Storage; Light Industry; Light Manufacturing; Mini-Warehouse; Office, General; Outside Storage; Parking Lots; Recreational Vehicle and Boat Storage; Rental Services; Vehicle Repair Garage, Commercial; Warehouse

Dimensional standards for this zone will be met for existing and proposed structures, so no variances, waivers or deviations are initially being planned for this property. Existing site utility entities include WIDEFIELD WATER AND SANITATION DISTRICT, the CITY OF FOUNTAIN, COMCAST, CENTURY LINK and BLACK HILLS ENERGY. Fire protection services to be provided by SECURITY FIRE DEPARTMENT.

Applicant: Arturo Acosta
c/o ARACO ENTERPRISES, LLC
7470 Southmoor Drive
Fountain, CO 80817-1216
(719) 576-1705

Thank you for your consideration,
LDC, Inc. by David V. Hostetler
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File: 17033 ADR Ltr.doc
DVH/dh