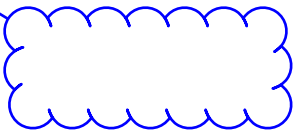




VA243

May 1, 2024

PCD File No.



**LETTER OF INTENT  
5935 Templeton Gap Road  
Variance of Use  
(MVE Project No. 61206)**

**Owner / Applicant:**

Great West Construction Properties LLC  
5935 Templeton Gap Road  
Colorado Springs, CO 80923  
(719) 380-8100

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

**Property Tax Schedule No:**

63130-00-009

**Current Zoning:**

A-5 CAD-O

**Site Location, Size and Zoning:**

The tract for 5935 Templeton Gap Road is within the southeast one-quarter of Section 13, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 63130 00 009 and street address of 5935 Templeton Gap Road. The site is located south of Templeton Gap Road and northeasterly of its intersection with Corinth Drive in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O). The site is developed with a single family residence and out structures.

**Request:**

The request is for a Variance of Use and a Site Development Plan approval for the conversion of the existing 2,400 square foot (SF) out structure to an office building. Great West Construction Company desires to have six small offices for their company employees. The site will continue as the personal residence of the owner of Great West. The proposed offices would be utilized by Great West employees consisting of the Owner, Accounting Manager, and Construction Managers. They are a small family run firm that manages construction. They utilize subcontractors from the different trades for the actual construction work. The subcontractors have their own business locations and do not utilize Great West offices. The other out structure on the site would continue to be used as inside storage/garage space with the remainder of the tract located southeasterly of the out structures to provide outside storage. The

**Engineers • Surveyors**

Colorado Springs, CO 80909 • Phone 719-635-5736  
Email [mve@mvecivil.com](mailto:mve@mvecivil.com)

Please specify if the business will use the other 2400sqft storage building as a warehouse use or if it will be used in conjunction with the primary single family residence

Describe what materials if any to be stored on the site in the outdoor storage area

Please describe the type of vehicle traffic to transit the site and if heavy construction type equipment will transit the lot or be parked and stored on the property.

Variance of Use will also consist of parking spaces, entrance drive, connected utilities, and permanent landscaping. This Variance of Use project is shown on the included Site Plan.

**Justification:**

Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties. The site consists of an existing residential single-family home, out structures, and an existing outside storage area which do not fit the zoning description. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of non-agriculture uses. A church use is located adjacent to the south with entrance drives, paved parking, and out structures. A small lot single-family detached residential subdivision is located northwesterly, separated by Templeton Gap Road. These lots have no direct access to Templeton Gap Road. A large lot single-family residence is adjacent to the northeast with a commercial dog kennel business, including a building and kennel structures. A single-family residential subdivision with 5-acre lots is adjacent to the south.

The proposed conversion of the existing 2,400 SF metal building into six (6) offices along with utilizing the other out structure as inside storage/garage space will be compatible with the surround area. There will be a separate new entrance drive for ingress & egress to the proposed offices in said converted building along with parking area, and exterior upgrades to the converted building elevations. These changes will be harmonious with with the existing character of the neighborhood and not be detrimental to the surrounding area. The existing single-family residence and proposed conversion of the existing metal building to offices will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed use will not generate noises or odors that would be uncharacteristic of standard residential use. The converted existing building, access driveway, and parking lot will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands.

Offsite impacts of the new vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. Adjacent Templeton Gap Road is a City of Colorado Springs public right-of-way. The type and location of the new driveway connection to Templeton Gap Road was established by coordination with and input from the City of Colorado Springs Traffic Engineer. The offsite impact of traffic generation is based on office space of 1,300 SF which corresponds with a Average Daily Trip generation of 15 vehicles per day.

The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation, open space, fencing, screening, and landscaping. Sewer, water, stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

The existing Commercial Airport Overlay District (CAD-O) is the only overlay zone for the A-5 zoned site. No new structures are planned for our site and therefore the existing building heights remain the same with no increase or decrease. The only outside lighting to be added will consist of building mounted full cut-off wall packs. No storage are lights are planned.

Land Development standards for El Paso County will be met. The drive entrance will be permitted through the City of Colorado Springs. The new drive entrance is the only public facility or public improvement for this project. The drive and parking will be constructed in accordance with an approved Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and will be met along with number of parking spaces including accessible space requirements.

LOI above indicates one 2400sqft building is being converted to office use. Provide floor plans and explain difference  
15 ADT would correlate to ITE Use Code 712 (Small Business Office) at 1300sqft  
2400sqft of office space would be 34 ADT

1903 Lelaray Street,

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With the approval of the proposed Variance of Use and Site Development Plan, the conversion of an existing out structure to office space will comply with the requirements of the Land Development Code. The standards required for this conversion of the out structure to offices include building, parking, driveway, and access provisions.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building renovation plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed office use square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. The entrance drive has been laid out in accordance with City of Colorado Springs Engineering Standards. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan has been prepared with the El Paso County Community Development Standards and has been submitted under a separate application.

Please discuss the number of office employees that will be working at the site.

Discuss the general drainage pattern on the lot and how storm-water runoff will be managed.  
Provide details on site stabilization of the disturbed areas on the lot.  
Provide explanation that the current site and proposed use will not cause adverse drainage or erosion problem to adjacent or downstream properties.

Discuss EPC Road Impact Fee

Please provide a floor plan of the office building