

LETTER OF INTENT
FINAL PLAT RECORDATION (EL DORADO SPRINGS APARTMENTS)
INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN
JANUARY 18, 2011
REVISED NOVEMBER 10, 2011
REVISED APRIL 19, 2018

update owner
information on
Letter of Intent

OWNER

SOMCO, LLC
Mr. Shawn McKee
802 Cheyenne Boulevard
Colorado Springs, CO 80905
Phone: (719) 659-8954

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APPLICANT (Project Manager)

SOMCO, LLC
Mr. Shawn McKee
802 Cheyenne Boulevard
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Professional Engineer

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Traffic Engineer

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Tax Schedule Number: 6433300012

Project Location and Size: *Independence Place at Cheyenne Mountain* is approximately 15.459 acres, located on the south side of Venetucci Boulevard (Highway 85-87) approximately one-quarter of a mile southeast of the intersection of Cheyenne Meadows Road and Venetucci Boulevard. The site is located across the street from the Colorado Springs World Arena with property boundaries of Westmark Road to the southeast, Stratmoor Hills Subdivision to the southwest, Stratmoor Hills United Methodist Church to the northwest and the Colorado Springs World Arena to the northeast.

Zoning: Split zoning – RM-30 and RS-6000

Request: Submittals to comply with requirements to record an extended Plat for a previously approved Site Development Plan.

Justification: Based upon the complexity of this site, change in ownership, and prior approval extension, the current Owner now wishes to move forward with the Plat recordation process.

Existing and proposed facilities, structures, roads, etc.: *Independence Place at Cheyenne Mountain* is currently a vacant parcel with facilities proposed as follows:

Housing

Previously Approved Minor Subdivision application MS-11-001, the site development plan previously approved may also need to be updated, and is a separate application away from this application

When fully developed, the community will include a total of 240 dwelling units of multi-family, residential rental apartments, a clubhouse and recreation center. Construction of the project is anticipated to commence in one phase.

Access & Transportation

Access to the site from Venetucci Boulevard is planned via a signalized full movement intersection to be constructed (pursuant to City of Colorado Engineering Criteria) as a southern extension of existing Bob Johnson Drive. A secondary, emergency access is planned at Westmark Avenue.

The Applicant understands they are required to participate in the El Paso County Transportation Impact Fee Program.

Site Improvements

Construction of *Independence Place at Cheyenne Mountain* will include all site improvements required by El Paso County to include curb, gutter, and sidewalk on the southwest side of Venetucci Boulevard, as well as the north side of Westmark Avenue adjacent the property. In addition, the Applicant will provide public access easements for their corresponding pedestrian crosswalks, as well as future access to the proposed signalized intersection for their immediate adjacent neighbor, Stratmoor Hills Methodist Church.

Utilities

Water and wastewater service will be provided by Stratmoor Hills Water and Sanitation Districts. Existing water connectivity is available via Westmark and Chamberlain Avenues, as a looped water system has been designed to accommodate the project. Wastewater and stormwater outfall will be constructed to connect with existing facilities located across Venetucci Boulevard. Gas and electric service will be provided by Colorado Springs Utilities via existing facilities located in Venetucci Boulevard.

Fire

Fire protection will be provided by Stratmoor Hills Fire Protection District.

Schools

The property is located within Harrison School District No. 2.

Waiver Requests and Justification: At this time, we are not aware of any waiver and/or variance requests.

Conclusion: The Applicant respectfully requests that the previously approved and extended Minor Subdivision Plat move forward through the recordation process.

Markup Summary

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OWNER

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