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ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED

Job No. 180649

June 18, 2021

John Green
Project Manager
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Northcrest Center
Constitution Ave and Canada Drive
Lots 3, 4, & 5 Northcrest Center Filing No. 2 Phase 1
Colorado Springs, Colorado 80922

The Northcrest Center is located at the Northwest Corner of Constitution Ave and Canada Ave. Lots 3, 4 and 5 of the Northcrest Center, A vacation and replat of Tract B Northcrest Filing No 2 Phase 1, in El Paso County, Colorado. The parcel is bound to the north by Bismark Rd, to the East by Canada Dr, to the south by Constitution Ave. and Mcoy/ Littlejohn Child Care Center to the west. It was platted in plat 7776. The three lots combine for a total of 144,776 SF.

The parcel in its entirety consists of 3.32 Acres total and is currently zoned "CC CAD-O" Commercial Community w/ Commercial Airport District Overlay, under TSN:53323-09-004, 005, & 006. The proposal is to develop the site into Office/Warehouse suites with dedicated outdoor storage spaces for each suite.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the east and Bismark Road from the north via existing access easement with the property to the west. The property is currently not assigned an address.

The purpose and request of this application is to approve the site development of lots 3, 4, and 5 with the proposed 31,215 S.F., (1) one story office/warehouse building with dedicated fenced and gated outdoor storage yards. Each Unit tenant will be required to have trash receptacles house with in their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the supporting submittal plans and reports. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

I hope this provides the information you have requested. Should you have questions, please feel free to contact me at 719-434-5630.

Cordially,

RMG – Rocky Mountain Group

Jennifer Zezlina
Architectural Intern