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ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED

Please add "PCD File No.
PPR-21-036".

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

LOI Should
Include owner
and consultant
contact
information, Tax
schedule number

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.

Provide information for how the development complies with Section 6 of the Land Development Code and Use Specific Standards for the development. More information regarding the proposed storage area, required screening, and buffering is needed.

sists of 3.32 Acres total and is currently zoned "CC CAD-O" Commercial Community w/ Commercial der TSN:53323-09-004, 005, & 006. The proposal is to develop the site into Office/Warehouse suites ge spaces for each suite.

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

his application is to approve the site development of lots 3, 4, and 5 with the proposed 31,215 S.F., (1) building with dedicated fenced and gated outdoor storage yards. Each Unit tenant will be required to with in their respective fenced storage yard. All associated on-site parking, landscaping, utilities and in the supporting submittal plans and reports. The proposal complies with the current Commercial ns. Approval of this application shall not pose any negative effects to the surrounding or downstream

ormation you have requested. Should you have questions, please feel free to contact me at 719-434-

5630.

Cordially,

RMG – Rocky Mountain Group

LOI should address findings from various reports on file for application, such as TIS, landscaping summary, etc. Please provide more site specific detail regarding the development.

Jennifer Zezlina
Architectural Intern

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