



August 23, 2021

**LETTER OF INTEREST**

**Site Plan  
for  
Lot 1, Wolf Business Park Filing No. 2**

Lots 1, Wolf Business Park Filing No. 2 is an existing platted lot containing 1.17+/- acres of land and is located in the east one-half of the southwest one-quarter of Section 11, Township 11 South, Range 67 west of the 6th Principal Meridian in El Paso County, Colorado. The site is situated on the east side of Beacon Light Road, north of 8<sup>th</sup> street, and east of Interstate 25. The site is currently a vacant lot, and is surrounded by vacant lots on all sides. The El Paso County Assessor's Schedule Number for the site is 7111306006. The site was originally platted as Wolf Business Park Filing No. 1, and was later included in the replat of Wolf Business Park Filing No. 2.

Lot 1 is vacant commercial land zoned Planned Unit Development (PUD) and the addresses of the site is 2190 Wolf Court.

The application and request is for the approval of a Site Plan for the site. The owner intends to construct on Lot 1 a 7,000 square foot (SF) building with offices, and warehousing. Lot 1 will have outside storage, 16 parking spaces, paved drives, landscaping and storm water facilities to route storm water off site. Main access to the 2190 Wolf Court office portion of the building will be from Wolf Court a public paved road entering the south side of the property. Warehouse and outside storage access will also be from Wolf Court. No dedication of public right-of-way is required and curb cut access location points are shown on plan. Utilities will be connected to the existing stub outs from utility mains in Wolf Court. The use is consistent with the concept plan for the area.

No issues are known by Project Consultants concerning the site. Site Plan drawing set includes Grading and Erosion Control plans, Utility Connection plans, and Civil Site Details for Final Site Construction.

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