

**Letter of Intent  
November 2018**

**Project:** Appaloosa Hwy 24 Subdivision Fil. No. 2

**Owner:** Platte Valley LLC  
1378 Promontory Bluff View  
Colorado Springs, CO 80921  
719-491-0801

**Applicant/Consultant:** ADP Civil  
3520 Austin Bluffs Pkwy, Suite 102  
Colorado Springs, CO 80918  
719-266-5212

**Site Location:** The 4.67 acre site is located at the southeast corner of the Hwy 24 and Amelia Street intersection

**Applications/Project Description:** This application is for the replatting of Lot 2 of the Appaloosa Hwy 24 Subdivision into three (3) lots.

The site is currently zoned I-2, limited industrial zone. No zone change is required or requested for the proposed use of the property. Topographically, the site is relatively flat, and drains from the north to the south.

**Phasing:** None

**Buffering/Screening:** This parcel does not abut any residentially zoned or used property, therefore no screening or buffering is required.

**Justification:** The site is zoned I-2 (Limited Industrial). The proposed use is permitted by right in the existing zone. The access to the site is from Terminal Avenue and Amelia Street. No access from Hwy 24 is permitted.

The Final Plat meets the County Code requirements for approval.

This industrial site will be served by public central utility systems. Water and sanitary sewer services will be provided by the Cherokee Metropolitan District and Colorado Springs Utilities will serve natural gas and electric services. County policy dictates that new commercial services be provided with urban infrastructure, and this development proposal complies with that policy.

Early grading is being requested to construct the proposed Water Quality/ Detention Basin located in the southwest corner of the site.

**Conformance with El Paso County Policy Plan:** The following policies in the El Paso County Policy Plan support these applications:

- **Policy 6.1.1** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.3** Encourage new development which is contiguous with previously developed areas in terms of factors such as density, land use and access.
- **Policy 6.1.6** Direct development toward areas where necessary urban-level supporting facilities and services are available or will be available concurrently.
- **Policy 6.1.7** Encourage infill development which compliments existing uses, is consistent with Small Area and other adopted plans.
- **Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will available in a timely fashion.

**Districts Serving the Property**

- Colorado Springs Utilities (Gas and Electric)
- Cherokee Metropolitan District
- Cimarron Hills Fire Protection District

**Wildlife Impact:** There are no impacts to wildlife.

**Natural Features:** There are no significant natural features on this site. Site vegetation consists of native grasses.

**Maintenance Statement:** There will not be an owners association for this property. The property owner for proposed Lot 3 will provide maintenance for the Facilities

**Subdivision Improvements Agreement:** A Subdivision Improvements Agreement has been submitted with these applications.

**Waiver Request:** No Waivers are requested