

LETTER OF INTENT

January 12, 2018

RE: 6425 E PLATTE VACATION REPLAT

OWNER/APPLICANT

Thomas E. Richardson and Linda S. Richardson
14445 Chalet Lane
Elbert, CO 80106
(719) 650-5831 and (719) 650-2084

SITE LOCATION:

6425 E. Platte Ave., Colorado Springs, CO 80915
(South side of East Platte Ave. between Powers Blvd. and Peterson Rd.)

SITE SIZE:

6.78 acres.

SITE ZONING:

I-2

APPLICATION REQUEST:

Applicants request that the described property be vacated and replatted to allow the original lot to become two lots, divided along the logical boundary of the existing fence lines.

JUSTIFICATION FOR REQUEST:

This property has been leased to several businesses since May of 2006. The current tenants have been in residence since August 2012 and May 2013. Both tenants have made substantial investments in both the property and their businesses. Both tenants have expressed strong interest in purchasing their leased property, and neither wishes to purchase the entire property to become the landlord of the other.

Both businesses currently have their own separate driveway entrances on the Hwy. 24 frontage road and are separated from each other by chain link fence. Both businesses have their own electrical services with separate meters. The 1.68 acre section leased by Patterson Custom Diesel with the 7616 sf building has water, sewer, phone, and gas service in the building. The 5.10 acre section leased by Covert Ops Paintball with the 720 sf building has CSU gas and Cherokee sewer and water utilities in easements on the property which can be tapped when the tenant determines that it is appropriate.

If the property can be subdivided, the two lots will still be larger than most of the adjacent lots. There will be no changes to the physical layout or grading and drainage conditions that currently exist. Both businesses intend to continue operating as they do now.

Both tenants have negotiated sale prices with the owner, and intend to buy the portions of the property they occupy, provided the County agrees to allow the vacation and replat to proceed.

According to the County Policy Plan, Section 5.0 deals with Economic Development. Goal 5.1 states “Maintain a land use environment which encourages quality economic development which is compatible with surrounding land uses.” This subdivision will allow the two tenants to own the properties that they occupy, which will free them to make future additions and alterations that suit their businesses and enhance their productivity and operating profits. This in turn should improve their ability to attract and retain quality employees which both brings in revenue from outside the county and provides job income which will be spent within the county. This is consistent with Policies 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.8, and 5.1.12.

Goal 7.1 states “Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.” Subdivision and subsequent purchase of the Paintball Park by its operator will enhance the growth of the business and help ensure the long-term success of the recreation business. This park serves the needs of military personnel from both the Air Force and the Army returning from overseas duty by giving them recreational therapy in addition to an opportunity for simple physical outdoor enjoyment. The park also serves the greater Colorado Springs and El Paso County community with an enjoyable activity that is found at only one other location which is miles east of town.

EXISTING FACILITIES:

The 1.68 acre portion of the property includes a 7616 sf building comprised of a 6000 sf mechanic shop and a 1616 sf attached office. This portion is fully fenced with a locking gate. It has a paved entrance from the Hwy 24 Frontage Rd. and includes paved parking, outside lighting with security cameras, and lighted flag poles. The improvements are essentially the same as they were originally installed in 1984. The building has all utilities included.

The 5.10 acre portion of the property includes a 720 sf building with electrical service which houses the retail, mechanical, and storage needs of the Paintball Park. This portion is also fully fenced with a locking gate, except for the east lot line that abuts the Cherokee Metropolitan District property. Both the current owners of the 6425 E. Platte property and the Paintball Park tenant have lease agreements giving full use of and access to the Cherokee property for use by the paintball business owner. It has a separate gravel entrance from the Hwy 24 Frontage Rd. This portion also has a large dedicated parking area, several portable storage containers, and several paintball fields, as allowed by the El Paso County Variance of Use letter dated August 9, 2012.

PROPOSED FACILITIES:

There are no proposed or anticipated changes to the existing facilities or current operations on the property.

WAIVER REQUESTS:

There are no requests anticipated. The existing Variance of Use will remain in place for the paintball field operation.

INDUSTRIAL SITES:

We request that the existing industrial lot be divided into two lots keeping the same I-2 zoning classification.

WATER AND SEWER:

The 1.68 acre portion of the property has full utility service already existing. The 5.10 acre portion has Cherokee sewer and water mains on the property and they can be tapped for a fee if and when the paintball business owner determines that their use may be appropriate.

ACCESS LOCATIONS:

The two businesses currently occupying the property have separate driveway entrances on the Hwy 24 Frontage Road, and these are not anticipated to change.

ADDITIONAL INFORMATION:

The proposed vacation and replat will allow the existing property to be divided into two lots along the existing fence lines, and the two existing businesses that currently occupy the property will continue to occupy the lots long-term with no anticipated changes to their business models or facilities.

WILDFIRE AND HAZARD REPORT:

According to the El Paso County Vegetation and Wildfire Hazards maps, the site is located in a Low Hazard - Commercial area.

TRAFFIC REPORT:

Weekday traffic entering the Patterson Custom Diesel section of the property averages 45 vehicles per day. They are closed on weekends and holidays. Weekend and holiday traffic entering the Covert Ops Paintball section of the property averages 40 vehicles per day. They are normally closed on weekdays. The two driveway entrances to these businesses are located at the east dead end of the Hwy 24 Frontage Road, and the only other traffic passing the property would be service or maintenance vehicles accessing the Cherokee Metropolitan District facility with a volume of 3 or 4 vehicles per week. Subdivision will cause no changes to the current traffic count.