November 20, 2026 PCD File No. PPR25-028

LETTER OF INTENT
7233 Space Village Ave.
SITE DEVELOPMENT PLAN – Amendment
(MVE Proj. No. 61232)

Owner:
Hampton Yard 11, LLC
3200 Cherry Creek Drive, Suite 630
Denver, CO 80209
(303) 694-1085
jeff@hamptonpartners.net

Developer / Applicant:
Geocycle NA
7213 Space Village Avenue
Colorado Springs, CO 80903
(720) 544-9260
shiv.sharma@geocycle-na.com

Consultant:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
daveg@mvecivil.com

Site Location Size and Zoning:

The site is the location of the Tire Recycling Facility known as Geocycle. The site is situated on a portion of Lot 2, Space Village Filing No. 4 containing approximately 3.9 of the 11.587 acres being developed. The subdivision is located in the Northeast 1/4 of Section 17, Township 14 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. Said Lot 2 has an assigned address of 7233 Space Village Avenue and has El Paso County Tax ID Number 54170-01-012. The site is generally located south of Space Village Avenue which Intersects with Peterson Boulevard one-quarter mile to the west and intersects with Marksheffel Road a half mile to the east. Immediately to the west is Lot 1, Space Village Filing No. 4, a continuation of the subdivision. Peterson Air Force Base (PAFB) is located to the south. To the east is open space belonging to the City of Colorado Springs. Several commercial developments exist north of the adjacent Space Village Avenue R.O.W. including Storage Sense's Colorado Springs/Peterson Air Force Base indoor and outdoor storage facilities, A Better R.V. Storage's exterior and covered storage facilities, and various other smaller retail, office, and related uses.

The property is zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. One of the permitted uses for this property is Recycling Facility, in which the Geocycle Facility is related to this use. While located in a CAD-O (Commercial Airport Overlay District), it has no Sub-Zone. Therefore, the site is not subject to CAD-O specific development standards.

The Site Development Plan for the Geocycle facility was approved under PCD File No. PPR25-028 on January 26, 2026. The Site Development Plan included layout for modular buildings, fences, drives, parking, utilities, truck/trailer parking and the recycling machinery pad. The site

elements indicated on the plan have been installed at the site, but the arrangement or layout of the buildings, fences and parking differ somewhat from the approved Site Development Plan.

Request and Justification:

The request is for approval of the Amended Site Development Plan for the Geocycle tire recycling facility. In the development of the site, minor changes occurred to the site layout, building placements and some of the proposed buildings were not constructed. This Amendment documents the site as constructed.

The originally approved Site Development Plan indicated four small buildings including a 1,344 sf office, 960 sf meeting space, 1,800 sf workshop, and 672 sf break room. Actually placed on the site were a 960 sf office (modular building) and 672 sf break room (modular building). Non-occupied Connex type storage units were added to the site. The meeting room and shop were not installed and have been removed from the amended Site Development Plan. The updated site plan reflects the as-built locations and arrangement of the buildings, parking, drives and storage units. Other aspects of the site plan are discussed below.

Addressing

PPRBD Enumerations has assigned individual addresses for the occupied buildings on the site. These addresses are indicated on the updated site plan. Access to the site was previously approved and no changes are proposed with this Amendment.

Access

Access to the site was previously approved and no changes are proposed with this Amendment.

Parking

Required parking is calculated based on the amended gross building area. The total square footage for all buildings is 1,632 sf. The industrial parking rate is 1 space per every 750 sf of building area. The required number of parking spaces is 3. 16 standard spaces plus one ADA Van Accessible parking space are provided on the site. Parking spaces are provided near the office and break room. All parking is located on the existing gravel surface, except the ADA parking space which will be a concrete surface.

Existing and Proposed Facilities

This site at 7233 Space Village Avenue requires no new public improvements.

Landscaping/Screening

Landscape and screening was previously approved for this site. The approved proposed landscaping will be adjusted as necessary to accommodate these minor site layout amendments.

Lighting

Lighting was previously approved and no changes to the approved lighting is proposed with this Amendment.

Grading/Erosion Control/Storm Drainage

The grading, erosion control and drainage was previously approved for this site. The minor adjustments to the building locations and site layout does not change the grading or drainage paths of the site. No new impervious areas are created with this Amendment, therefor the existing stormwater quality and detention does not require any modification.

Water, Sanitary Sewer, Electric and Gas Utilities

All site utility services have been constructed and no modifications are proposed with this Amendment.

Fire Protection

Fire protection for the site is provided by Cimarron Hills Fire Protection District The minor modifications to the site layout have not changed the access or maneuverability within the site.

Traffic

The proposed Amendment does not include a change or use or traffic from the previously approved Site Development Plan.

This development may be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 24-377. Traffic Impact Fees due, if any, will be collected at time of building permit issuance.

M.V.E., Inc. ● Civil Engineers
1903 Lelaray Street, Suite 200 ● Colorado Springs, CO 80909 ● Phone 719-635-5736
Fax 719-635-5450 ● e-mail mve@mvecivil.com