M.V.E., Inc.

October 4, 2026 PCD File No. PPR

LETTER OF INTENT
2217 JANITELL ROAD
SITE DEVELOPMENT PLAN
(MVE No. 61195)

Owner:
Sombers Investments LLC
5565 Piedra Vista
Colorado Springs, CO 80908
(719) 491-0466

Consultant:
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Developer/Applicant:
Sombers Investments LLC
5565 Piedra Vista
Colorado Springs, CO 80908
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Site Location Size and Zoning:

The site is proposed to be the location of the Outdoor Storage Yard in the Southwest Quarter of Section 28, Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The property has an assigned address of 2217 Janitell Road. The site is located on the southeastern side of Janitell Road and about 600' southwest of East Las Vegas Street. The site borders Tract 5, Valley Gardens on the northeast; borders an unplatted Tract of land consisting of 29+/- acres of land on the southeast; also, the site is bounded by about 130' of Fountain Creek on the southeast; and is bounded on the westerly side by Janitell Road.

This Site for the Outdoor Storage Yard is 5.35 acres in size and is platted as Tract 11, Valley Gardens except the part conveyed to El Paso County, Book 3848 at page 1063 and Book 5657 at page 231 for Janitell Road right of way, with the Lot having El Paso County Tax Schedule No. 64283-01-004. The property is currently undeveloped land with an obsolete zone of M1 (General Industrial and Manufacturing Activities).

Request and Justification:

The request is for Site Development Plan Approval of the new Outdoor Storage Yard to be in Tract 11 Valley Gardens, address of **2217 Janitell Road**'. The project will consist of graded access and storage yard with non-irrigated landscaping, and a Full Spectrum – Full Infiltration –

Sand Filter Basin (FS-FI-SFB) utilizing the native soil for the filter material. The proposed Outdoor Storage yard will have about 3.6 Acres of open storage area useable Said open storage area will require maintenance and the proposed recycled asphalt surface. A portion of the Site area will be used as Full Spectrum-Full Infiltration Basin (FS-SFB). The developed stormwater flow from said Site FS-FI-SFB flows will be combined with the existing developed stormwater flows collected in the FS-FI-SFB on said Tract 5. This combining will be done by expanding the existing FS-FI-SFB

with O&M agreements made between the two detention pond owners. These stormwater flows, if required, will utilize an emergency spillway and flow overland to Fountain Creek. Total area to be disturbed for this project will be about 154,384 square feet (SF) which is 3.55+/- acres.

The purpose of this Site Development Plan application is to provide a site for an Outside Storage Yard. Should the Owner want to develop an Office/Warehouse with an Outdoor Storage Yard they with submit an amended Ste Plan with appropriate documentation.

Access

The main access to the proposed Outside Storage Yard project is from the existing southwestern entrance form Janitell Road situated on Tract 5. There is a 30' 70' R0W for ingress & egress filed with the El Paso County Clerk & Recorder under Reception No. 2000051567. This document provides ingress & egress to both Tract 5 & Tract 11. A new El Paso County driveway permit may need to be obtained. for the site, if required, as part of the Site Development Permit process.

Parking

Parking spaces are not provided for the proposed Outdoor Storage Yard. The purpose of said Yard is to provide outside storage items that are non-mobile and will require placement and movement by motorized vehicles. There is no office proposed for the site and therefore no employees will be reported to the site, thus requiring no parking.

ADA Requirements

The site is provided with no ADA parking spaces and therefore there is no need for compliance with the Department of Justice 2010 ADA Standards for Accessible Design.

Landscaping/Screening

The site has no water for irrigation and therefore non-irrigated landscaping/zero is proposed for the Site. A Landscape plan has been prepared for the new Outside Storage Yard. Screening is required and shown on the Site Development Plan.

Grading/Erosion Control/Storm Drainage

The site for the proposed Outside Storage yard will be graded to tie into the existing grades on the edges of the 3.55 +/- acre site. The proposed area to be disturbed is more than one acre and it is anticipated to move more than 500 cubic yards (CY) of soil.

The site will contain a stormwater FS-FI-SFB to provide storm detention and water quality treatment with total infiltration. Runoff from the impervious surfaces of the proposed graded site will be collected and infiltrate in the proposed FS-FI-SFB to be located at the southern edge of the site. Existing flows are presently directed to the southern and western edges of the site by overland flow discharging onto the adjacent properties. Once the proposed grading is complete the resulting outflow discharges will be less than or equal to existing conditions. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report. Drainage and Bridge Fees are not applicable as the ground is already subdivided.

Water, Sanitary Sewer, Electric and Gas Utilities

There is no well for water service on the site and is not required. There is no sanitary sewer service available for the site and is not required. Colorado Springs Utilities provides electricity and gas services to the site and known are anticipated to be required.

Fire Protection

Tract 11 Valley Gardens is not in a Tax Entity for Fire Protection. Tract 11 Valley Gardens area is surrounded by the Colorado Springs Fire Tax Entity.

Traffic Impact

The proposed new Outside Storage Yard will access the public Janitell Road. A Trip Generation Letter (Memorandum) has been submitted with this Site Development Plan Submittal Package. This development will be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471.

Existing and Proposed Facilities

The site at 2217 Janitell Drive requires no new facilities or public improvements.

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