



**Letter of Intent for 8140 Sandy Ct.**

**October 31, 2017**

**Current Owner:** Jackson Developmental Solutions, LLC  
5963 Maroon Mesa Dr.  
Colorado Springs, CO 80918

**Site Location:** 8140 Sandy Ct. also known by the following legal description:  
Lot 2 Block 1 Rocky Mountain Industrial Park Filing # 1A tog. with that pt. of vac r/w adj. as Sandy Ct.

**Tax Schedule Number:** 5333303016

**Size of Parcel:** 91,040 SF or 2.9 AC

**Request:**

Warehouse with  
associated office.

**Project Scope:** New office warehouse building to be built as one building with two rental units.

The building will be designed such that if the owner wishes to create two buildings with the appropriate firewall between units. Based on current code (2009 IBC).

The building has been placed so that in the event the owner wants to separate lots, there will be equal square footage on each lot. Other land development issues would need to be addressed in the future.

Therefore, this submittal is for one office warehouse building.

warehouse

In addition to the office warehouse, a metal storage building is to be used only for company vehicles and one future RV for the owner is also proposed.

The site will be predominately a gravel surface for areas behind the office portion of the building and will be contained in a fenced yard.

The front portion of the site will be landscaped and all paved parking with striped spaces.

**No residential usage will occur**

**Commercial use:**

Building A	1995 SF Office 7746 SF Warehouse / Storage
Building B	1995 SF Office 7746 SF Warehouse / Storage
Building C	3000 SF Vehicle Storage

<b>Floor Area Ratio:</b>	58 + 70 =	1867 Usable Office 1995 SF Lease Office
Typical for Building A		93%
and Building B		7746 SF Warehouse Storage 100% Lease / Usable
Building C		3000 SF Lease and Usable

**No Phasing will occur:** A tenant finish for future building B may occur in the future – no tenant is in place at this point.

**Development Commencement of improvements:** will begin upon approval of DD. Submittal.

**Water will be provided by:** Cherokee Metropolitan District  
6250 Palmer Park Blvd.  
Colorado Springs, Colorado 80915  
(719) 597-5080

**Sewer will be provided by:** Cherokee Metropolitan District  
6250 Palmer Park Blvd.  
Colorado Springs, Colorado 80915  
(719) 597-5080

<b>Use and density:</b>	<b>Building footprint:</b>
	Building A: 5067 SF
	Building B: 5067 SF
	Building C: 3000 SF
	<b>Total: 13134 SF – 14.43%</b>
	<b>Asphalt Parking:</b>
	Building A: 11508 SF – 12.64%
	Building B: 10135 SF – 11.13%
	<b>Sidewalks and Apron:</b>
	Building A: 1059 SF
	Building B: 1059 SF
	Building C: 321 SF
	<b>Total: 2439 SF – 2.68%</b>

**Landscaping Internal:** 4552 SF

**Drainage Easement:** 8455 SF

**Low Grow seed turf at  
detention pond area,  
open gravel and service  
drive space** 3658 SF

**Access will be provided:** From Sandy Court.

**Open space:** Gravel service drive area: 37159 SF

**Building height:** 28'-0" Building A/B 19'-0" Building C

# Markup Summary

#003300 (3)

Mountain Industrial Park Filing # 1A log, with that pt. of vac.  
r: 533303006  
40 SF or 2.9 AC  
Warehouse with associated office.  
office warehouse building to be built as one building with  
signed such that if the owner wishes to create two build  
on current code (2009 IBC).  
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**Date:** 12/29/2017 9:09:46 AM  
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Warehouse with associated office.

warehouse building to be built as one building with two metal units.  
which that if the owner wishes to create two buildings with the appropriate front  
associated with the  
it is that in the event the owner wants to separate lots, they will be required to  
and development team would need to be addressed in the future.  
from one office warehouse building.  
associated with the  
associated with the  
any a gravel surface for areas behind the office portion of the building and will be  
the parking.  
it will be landscaped and all paved parking with striped spaces.  
none

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warehouse

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