



102 E. Pikes Peak Ave, STE 500
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

February 11, 2020

Daniel Sexton
Senior Planner
Planning and Community Development
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80901

RE: Concept Plan, Development Plan, and Final Plat for The Sands Industrial Fil No. 1 - Project Statement – Revised as Conditional Use

This submittal is for concurrent approval of the Concept Plan, Development Plan and Final Plat of The Sands Industrial Fil No. 1 Light Industrial subdivision. The 15.091 acre site is located in Section 33, Township 13 South, Range 65 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, south of the intersection of Industry Drive and Capital Drive.

The Concept Plan Amendment, Development Plan and the Final Plat for The Sands Industrial Fil No. 1 are requested to be run concurrently through the review/approval process. The 15.091 acre site is currently zoned M1/AO/SS and shall consists of six (6) light industrial lots, to include warehouse buildings and the associated parking lot areas, lighting, landscaping, utilities and drainage facilities.

The Development Plan proposes the initial development of Lot 6. Lot 6 poses the construction of a 5,630 SF Office/Warehouse and outdoor storage parking area. Lot 6 anticipates the storage of construction vehicles over the 15,000 GVW threshold of the standard city code requirement and therefore, the development of Lot 6 shall conform to the supplemental Conditional Use application review, per City Code 7.5.7. Lots 1-5 are anticipated to be of similar types of warehouse/office and outdoor storage developments and shall require individual Development Plan applications for each lot and it shall be determined at the time of application, if a Conditional Use review process applies to those individual lots.

The Final Plat, Development Plan and proposed Concept Plan are all in conformance with one another.

Should you require any additional information, please contact me at 719-210-8125.

Respectfully,

Georgianne Willard
M&S Civil Consultants, Inc.

FIGURE 3