

Bradley RV/Boat and Self-Storage

Letter of Intent

EPC FIL. NO. 0000

APPLICANT/OWNER

Milgard Self Storage Colorado
1146 Canton St.
Roswell GA 30075

ENGINEERING & SURVEYOR

M&S Civil Consultants, Inc.
212 N. Wahsatch Ave, STE 305
Colorado Springs, CO 80903

SITE/BACKGROUND INFORMATION

The project site, which has an existing development of RV/Boat storage, is located NW of the intersection of Hancock Expressway and Bradley Rd. The site encompasses three parcels under TSN. 6502408001, 6502408002, 6502408006, 5.17, 3.92, 1.23 ac, respectively, and the current holds four addresses: 4225, 4250, 475, 4285 Lincoln Plaza Dr. The project design and site plan was processed through the El Paso County Development under PPR 17-011.

The project lies within the north half of the southeast quarter of Section 2, Township 15 South, Range 66, of the Sixth Principal Meridian, El Paso County, Colorado.

REQUEST/JUSTIFICATION

This Letter of Intent is submitted in support of an application for a Special Use Permit concerning a proposed self-storage facility located within the Commercial Community (CC) zoning district in El Paso County, Colorado.

According to the El Paso County–issued Zoning Verification Letter dated November 13, 2025, a Self-Storage Facility is an allowable use within the CC zoning district, contingent upon approval of a Special Use Permit. As noted in Section 8 of that letter, the Special Use Permit was not finalized prior to the approval of the Site Plan Development due to an administrative oversight by County staff.

Consequently, enforcement of the Special Use Permit requirement was deferred unless and until the property owner(s) pursue a future amendment or apply for a new building permit, at which time compliance with the Special Use Permit process would be required.

This application is submitted independently of any building permit or site plan amendment. The goal is to achieve full compliance with El Paso County zoning and procedural regulations.

The applicant respectfully seeks to rectify the prior omission and ensure that all approvals associated with the Self-Storage Facility are properly documented and authorized in accordance with County standards.

Utility services are currently being provided to the existing site as follows:

- Water and Sewer: Security Water and Sanitation Districts
- Gas and Electric: Colorado Springs Utilities
- Drainage and storm water treatment is provided by an onsite water quality pond