

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com

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March 25, 2022

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

ATTN: *Ryan Howser*

SUBJECT: 3511 W. Colorado Avenue, Development Plan

Mr. Howser,

Eric Wyatt owns the above property. The Assessor's Parcel Number is 74033-24-007. It is zoned CS (Commercial). Mr. Wyatt has cleaned up the lot, fenced it off and used it as a storage site since 2014. He would like to like to receive County approval to use the site for mini storage warehouses.

Mr. Wyatt's lot is bordered on the east by a vacant, partially raised, motel (City of Colorado Springs zone), on the west by a regional detention facility, on the north by a small restaurant (hot dog stand) and south by Fountain Creek and State Highway 24 right-of-way.

The CS zone allows for mini storage warehouses, auto and trailer sales and boat and RV storage. Marijuana sales are also allowed in the zone. Mr. Wyatt would ask that this be prohibited on the site as a condition of approval of said development plan.

Per the 2015 Zone Change request for the site, once the revised floodplain is adopted, Mr. Wyatt will proceed with a development plan for mini storage warehouse on the site. Said warehouse would similiar those that Mr. Wyatt owns just west of the site on the corner of W. Colorado Avenue and Ridge Road (3533 W Colorado).

There will be no affects on traffic due to this development plan. Daily peak hour trips would be below 10 per hour / 100 per day, as is typical with other storage areas.

We would ask, on behalf of Mr. Wyatt, that the County approve the development plan on 3511 W Colorado Avenue. . Please look these over and contact our office to discuss. Thank you for your time.

BY: _____
Erik S. Watts, Authorized Representative