

Alternative landscape plan has been requested. Please provide analysis of alternative landscape per LDC Sec. 6.2.2.A.4. See comments on landscape plan for more information.

**OLIVER E. WATTS PE-LS**  
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Please include a discussion regarding the provision of utilities.

Include a note in this letter indicating there is no outside lighting located on the site.

March 25, 2022

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

ATTN: *Ryan Howser*

Per EA21235 please provide a statement confirming the proposed development will not adversely impact existing drainage patterns or adjacent properties.

SUBJECT: 3511 W. Colorado Avenue, Development Plan

Mr. Howser,

Cannot prohibit use via site development plan. Marijuana use would need a specific site development plan in order to be approved.

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 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 R

RBD Floodpain comment on EDARP: "Southern 10-15 ft of the parcel along the creek is floodway and either needs to be left open or provide No-rise certification prepared by a licensed engineer prior to floodplain permit. Buildings located in the flood fringe will need to be elevated to 1 ft above BFE or anchored and vented, parking or storage only."

- Please confirm in the Letter of Intent the measures/process that will be taken to comply with Regional Building Department Floodplain's comment above.