

**To:
2023**

November 16,

**Ashlyn Mathy
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-7943**

STORAGE AREA PROJECT DESCRIPTION

➤ Owner Name:

**Andrii Varko
(786) 394-0094
andriivarko@gmail.com**

➤ Address of the project:

**1185 N Curtis Rd
Colorado Springs, CO 80930**

➤ Legal description:

**N2NW4SW4NW4 EX W 30 FT FOR CURTIS ROAD SEC
10-14-64**

➤ Tax Schedule Number: 4410000052

➤ Current Zoning: RR-5, Residential Rural District

▣ To ensure the proposed use of a storage facility is compatible with the surrounding area, a research is conducted on the neighborhood's current land uses, zoning regulations, and community needs. The design of the facility should complement existing structures in terms of height, scale, and style. Additionally,

integrating landscaping and buffer zones can help the facility blend seamlessly with its surroundings.

▣ **Maintaining the character of the neighborhood is about respecting its visual aspects. This means using building materials and colors that are prevalent in the area, or incorporating local art and design elements. It's also important to consider the impact of lighting and signage on the neighborhood's ambiance.**

▣ **To ensure the facility is not detrimental to the surrounding area, traffic and environmental impacts are assessed and conducted. This includes managing traffic flow to avoid congestion, ensuring adequate parking, and implementing noise reduction strategies. Environmental considerations might include sustainable building practices, efficient waste management, and measures to protect local nature.**

▣ **Aligning the self-storage facility with the area's future development plans is key. This requires understanding the long-term vision for the community and ensuring that the facility can adapt to future changes or demands. For example, designing the facility with flexible spaces that can be repurposed as the neighborhood evolves.**

▣ **The health and safety aspects are paramount. This includes ensuring the facility has proper fire safety measures, secure storage units, and well-lit, safe access areas.**

- **The proposed land use will be a gravel covered outdoor area intended for RV / boat trailer storage and enclosed CONNEX type containers that will be encircled by a solid fence as shown in a development plan.**
- **The storage area, as proposed, will cover approximately 2.5 acres.**
- **The currently vacant portion of the lot will be lightly graded to smooth out the surface and create a gradual slope. In order to achieve a flatter storage area, dirt will be brought in and compacted to bring the grade up to match the existing entrance driveway grade in order to be able to make an entrance from the Curtis road.**
- **Two water detention ponds will be built on north and south of the property lot as shows on the site development plan.**
- **Non-woven geotextile underlayment or porous rock will be installed under the gravel area to stabilize the gravel and prevent erosion at the edges.**
- **The entire storage area will be encircled by a 7-foot galvanized chain link fence that has gates at the entrance and exit. The fence will be topped with 3 strands of barbed wire on extended posts and barbed wire arms.**
- **RV, boat and storage container placement is proposed on the premises. The proposed area encircled by the fence will be the storage area.**
- **The gravel area will be marked out and spots will be offered for rent to prospective customers on a month**

to month basis. Customers will store their own RVs and boats with trailers within the storage area that will be opened to the public – 10-15 such spaces will be offered according to the plan. Storage containers will be placed alongside north, south and east property edges. About 20-30 CONNEX type storage containers sized 20'x8' will be offered as an enclosed storage to store customer's personal belongings.

- No utilities are to be disturbed during the construction process.**
- No traffic will be disturbed during the construction process, as the normal flow of traffic will not be impeded or altered in any way during the construction process.**
- Existing one story single family residence will remain locked and unoccupied until brought back to good condition in coming years and then offered as a residence to a full-time premises caretaker. Until then, the access to storage facilities will be controlled via automatic key code gate on a 24/7 basis.**

**Respectfully,
Andrii Varko
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Idaho Springs, CO 80452
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