

To:

September 19, 2023

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

Please re-submit  
without the highlight

## 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

➤ Tax Schedule Number: 4410000052

➤ Current Zoning: RR-5, Residential Rural District

➤ The proposed land use will be a gravel covered outdoor area intended for RV / boat mixed storage and storage containers that will be enclosed by a solid fence.

➤ The storage area, as proposed, will have 4.79 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.

➤ Another entrance will be added that connects to the Curtis road.

➤ 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. Storage containers will be placed alongside the fence and will be added as demand dictates. The marine grade storage containers will be offered as an enclosed storage to store customer's personal belongings.

Please include discussions on:

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|--|
| The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County |
| The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project   |
| The proposed use will not adversely affect wildlife or wetlands  |
| The applicant has addressed all off-site impacts   |
| The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping   |
| Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed   |
| A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.).  |
| A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.  |
| A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.   |
| A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.   |

Explain, show in site dev plan

This is nearly the entire lot

solid opaque required

Explain what these are.  
MILVANS/Connexes.  
How many. Size

- 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.

Respectfully,  
 Andrii Varko  
 265 Harris Dr  
 Idaho Springs, CO 80452  
 Phone: 786-394-0094  
 Email: andriivarko@gmail.com

Explain if the property will be left unoccupied and no caretaker for the business? How is access controlled?

Please discuss the specific number of parking RV pads and containers to be placed on the lot  
 Discuss hours and days of operation.  
 Discuss any employees

A commercial driveway access permit will be required.  
 Only a single point of access can be granted to an arterial roadway.

Road Impact fee are applicable based on the number of RV storage site and size & # of parking pads  
<https://publicworks.elpasoco.com/road-impact-fees/>

If the entire lot is converted to RV storage explain how this remains a residential use. This appears to be full commercial use need for a rezone.

Contact CDOT for an access permit from HWY94

Note based on the draft plan this project will require completed detention and water quality for stormwater run off.

Additional engineering and stormwater submittal docs will be required

Drainage Report  
 ESQCP  
 GEC Checklist  
 GEC Plan  
 SWMP  
 SWMP & Checklist  
 PBMP  
 SDI  
 O&M

These will need to be prepared by a CO licensed engineer.

Recommend an Early Assistance Meeting be conducted for this project before any future submittals.