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PPR2627

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Date: September 16, 2026
RE: 7720 Venture St.

Site Location Size and Zoning:
The site address is 7720 Venture St. known as Lot 2 Marksheffel Business Center Filing No. 1, consists of 1.66 Acres. The property is zoned I-3 CAD-O, (Heavy Industrial with Commercial Airport Overlay). The tax schedule number is 5405001002.

Project Description:

We respectfully request approval of the proposed Development Plan for this property. The plan will allow the adjacent business to the east to utilize the site for outdoor storage. Proposed site improvements include removing a portion of the existing asphalt pavement along the west side of the property and installing a concrete curb to direct stormwater runoff to the existing drainage swale located to the south. Landscaping is also proposed around the perimeter of the property to provide screening and enhance the site's appearance while maintaining compatibility with surrounding development. The proposed use is a storage yard on 7720 Venture Street, with site improvements including curb and gutter, pavement modifications, and landscaping.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Please see comments regarding the floodplain on the SDP and Drainage Letter and address anything needs to be included in the LOI (communication with Keith Curtis, etc.)

Please address how much traffic will be generated to Venture Street by this storage use. If looking to qualify for the the TIS exemption in ECM B.1.2.D, please list the 7 criteria and whether they are met, especially whether there will be an increase in traffic by more than 10 peak hour trips or 100 daily trips.

Please acknowledge that use of the property will be consistent with the Outside Storage section of the Land Development Code, 5.2.40. Specifically:
- There will be no storage of inoperable vehicles or equipment.
- All storage shall be concealed by solid fencing, 6 ft height.
- Storage will not be stacked or stored in a way that will exceed the height of the fence. (Not including operable vehicles/equip.)
- Operable vehicles and equipment which exceed the height of the fence shall only be parked on the rear 1/3 of the property. (north)
- There will be no storage in required landscape setback areas.

All requirements of the International Fire Code (as identified in the Falcon Fire Protection District's EDARP comment attachment must be followed at all times. Please contact the FPD directly with any follow-up questions!