

Y|O|W ARCHITECTS

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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.

Respectfully yours,



Brad Nichols / Planner

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