

LETTER OF INTENT

VARIANCE REQUEST- Personal Storage

Property Owner:

Cecar L Corral
16080 Falcon Hwy
Peyton, CO 80831

Legal Description: W 329.64
FT OF E 1219.64 FT OF S
1276.04 FT EX SLY 50.00 FT
FOR RD SEC 12-14-65

Current zoning: RR-5

include parcel number:
5412003009

Applicant/ Authorized Representative:

Cynthia Corral

Site Address:

Please state the use as it is defined in the Land Development Code:
Contractor's Equipment Yard

11676 Highway 94
Colorado Springs, CO 80929

Request:

I am requesting a variance of use permit to store by personal equipment. Including my semi trucks and tools needed to do mechanical work on them.

Description of the Proposed Use:

The proposed permit would be to store my semi trucks and equipment. I would have assigned spots for each truck.

Compatibility With Surrounding Uses:

The requested variance is consistent with surrounding land uses. The property to the west also has his equipment and tools outside his property for his landscaping company. This demonstrates that the required variance is compatible with what there is surrounding the neighborhood therefore will not negatively impact neighboring properties.

Public Facilities and Services:

The proposed permit will not overburden public facilities or services. No connection to public water or sewer systems.

Please see Traffic and Access Section
note on following page.

Traffic and Access:

The proposed permit will not impact traffic. There is already a turning lane eastbound highway 94 to enter the property. There will be about 7 trucks coming in and out of the property in a daily basis. No roadway improvements are required.

Health, Safety, and Welfare:

This permit will not be detrimental to public health, safety, or welfare. Independent water and septic systems ensure environmental protection.

Conclusion:

Approval of this variance will allow the property owner to be able to store his semi trucks and trailers and any other equipment he has for his small trucking business. The applicant respectfully requests approval of this variance.

Sincerely,

Cynthia Corral

A CDOT Access permit will be required for access onto Highway 94. Per correspondence with Teresa Guagliardo, the Region 2 Access Manager at CDOT, a Level 1 Traffic Assessment (including a sight distance evaluation) will be required with the application. Please apply for the CDOT access permit and submit a copy of the Level 1 Traffic Assessment report to El Paso County as supporting documentation for your variance of use application.

Please include a statement that the El Paso County Road Impact fees are applicable per BoCC Resolution 25-337. Road impact fees for the outdoor storage area will be paid at time of land use approval, and road impact fees for proposed garage for maintenance/storage for the semi-trucks (if still being proposed as discussed in your Early Assistance meeting) will be paid at the time of building permit.

Please include a statement that the property is not located within a FEMA regulatory floodplain based upon review of FEMA FIRM number 08041C0780G, effective on 12/7/2018. Also include a statement that the development will not have any adverse impacts to adjacent or downstream properties from stormwater runoff.

Please ensure ALL of the criteria below are addressed in this letter:

(C)Criteria. In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The variance of use is generally consistent with the applicable Master Plan;
- 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 comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- 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; and/or
- 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.