

El Paso County / Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Black Forest Center On-Site Storage - Screening

Dear Ryan Howser:

Our company, Black Forest Center on behalf of a property owner, Michael Esty, is proposing a change of use within El Paso County. The project is located at 12655 Black Forest Rd, Colorado Springs, 80908, known as "LOT 6 WHITE FIR ESTATES" and parcel ID 5208001008. The project includes approximately 0.13 acres of the 3.02 acres currently zoned CC and currently used as an office building. This action will not generate additional traffic. Also, the work will not disturb greater than an acre.

For this property, the existing commercial building use will not change. The addition for "Change of Use" includes the following:

1. Painting existing storage container units to be a similar color as the existing building. The sides and tops of containers to be painted.
2. Sectioning an area for container storage. (Approximately 70' x 80' fence with 2 gates)
 - a. Gates to be 12' or 16' in length.
 - b. Gates to be located so visibility is restricted to existing property use.
3. Building a fenced area for the storage containers.
 - a. Fences to be higher elevation than tops of storage containers.
 - b. Fences to surround storage containers.
 - c. Fences to be solid to restrict viewing and will be 6'-6" high.
 - d. Fences will be solid 6-ft H x 6-ft W Cedar Dog Ear Fence Panels (see Figure 1) mounted on top of 2x6 horizontal base boards.
 - e. Gates / Access to be located to restrict viewing of storage containers.
4. Moving existing container storage units to within the fenced area. The coarse compacted sand base (see Figure 2) is to be leveled. Container feet have been on 2x8x12 pressure treated boards and blocks for past 7 years (see Figure 3 and 4). They will be put on pressure treated 2x8x12s and leveled as necessary. Concrete blocks will be not be used since base will be leveled (See figure 4).
5. Removing contractor equipment from the property.

This 5,600 square feet fenced area encompasses about 7.3% of the available area currently used at the South end of the property between the existing building and the South property line.

Sincerely,

Michael Esty

12655 Black Forest Rd. #112

Colorado Springs, CO 80908

Figure 1.



Figure 2.



Figure 3.



Figure 4.

