



WMMI Campus Variance of Use
 Lindsay Darden
 Planning and Community Development Department
 2880 International Circle, Colorado Springs, CO 80910
 Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

VA 204

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 225 North Gate Blvd. Colo. Sprgs. CO 80921	
Tax ID/Parcel Numbers(s) 6207200017	Parcel size(s) in Acres: <input checked="" type="checkbox"/>
Existing Land Use/Development: Museum, Historic site, events,	Zoning District: RR-5

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Western Museum of Mining & Industry (501c3)	
Mailing Address: 225 North Gate Blvd. Colo. Sprgs. CO 80921	
Daytime Telephone: 719.488.0880	Fax:
Email or Alternative Contact Information: museum.manager@wmmi.org	

Description of the request: (submit additional sheets if necessary):

Requesting a variance in order to ~~continue normal/existing operati~~
FOR A BUSINESS EVENT CENTER

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

8-27-2020
CH



Planning and Community Development Department
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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Same	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Grant Dewey	
Mailing Address: 225 North Gate Blvd. Colo. Sprgs. CO 80921	
Daytime Telephone: 719.487.3283	Fax:
Email or Alternative Contact Information: museum.manager@wmmi.org	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:
 Owner (s) Signature: _____
 Applicant (s) Signature:

Date: 8/10/2020
 Date: 8/20/20
 Date: 8/10/2020

August 21, 2020

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent – Variance of Use Application for a Proposed Business Event Center at
225 North Gate Blvd., Colorado Springs, CO 80921
Parcel No. 6207200017 (plat no. 4835)

The Western Museum of Mining & Industry (WMMI) owns the property at the referenced address. This site consists of 26.63 acres and is zoned RR-5 (Residential Rural). On behalf of WMMI, a 501c3 non-profit, I respectfully request your consideration to allow WMMI to hold business center activities on the referenced site, in other words, grant WMMI a Variance of Use. Please refer to the information below.

The structures existing on the site are listed on the site map key; there is a dirt/gravel driveway providing access from North Gate Blvd. These structures lie within the 27 acre parcel. WMMI intends to use the campus for activities such as: community events, museum events, rental spaces, educational tours, serving clubs, private parties, and other activities allowed as a business event center.

Per El Paso County Use and Dimensional Standards Section 5.2.4c the following criteria may be considered for approving variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, 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;
- 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 El Paso County, Colorado Land Development Code Use and Dimensional Standards.
- Sewer, water, storm water drainage fire protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and existing.

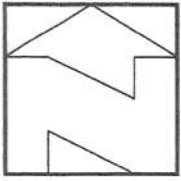
These criteria are addressed as follows:

- There are no evident provisions of the code that would result in peculiar or exceptional difficulties or undue hardship.
- The proposed use is compatible with the surrounding area and harmonious with the character of the hardship.

- There will not be any activities within or around the venue that would result in air or water contamination or odor. Any music or noise from within or around the venue will not be bothersome to surrounding neighbors.
- The proposed use will comply with all applicable requirements within this code as well as state and federal regulations that apply.
- The proposed use will not adversely affect wildlife or wetlands. The venue will be on the Owner's parcel; which is inclusive of over 26-acres. The Owner's will ensure that all trash and debris resulting from any event are collected and disposed of properly.
- There are no known off-site impacts. As discussed above, due to the commercial nature of the area surrounding neighbors will not be impacted.
- The site plan includes adequate parking and traffic circulation. Our parking lot provides 2 handicap accessible spaces as well as 36 regular spaces. The proposed parking areas will be more than adequate to accommodate the facility's needs.
- An onsite wastewater system (OTWS) exists to accommodate the wastewater demand resulting from the activities and will be supplemented by portable toilets as needed. Existing storm water management practices and systems will be utilized to prevent erosion or sediment issues. First responders have clear access to the campus and the existing structures on site.

Thank you for your consideration and please don't hesitate to contact me with questions.

Grant Dewey
Executive Director



LEGEND

GATE



CONCRETE



ASPHALT



GRAVEL



HISTORICAL MARKER
SIGNS

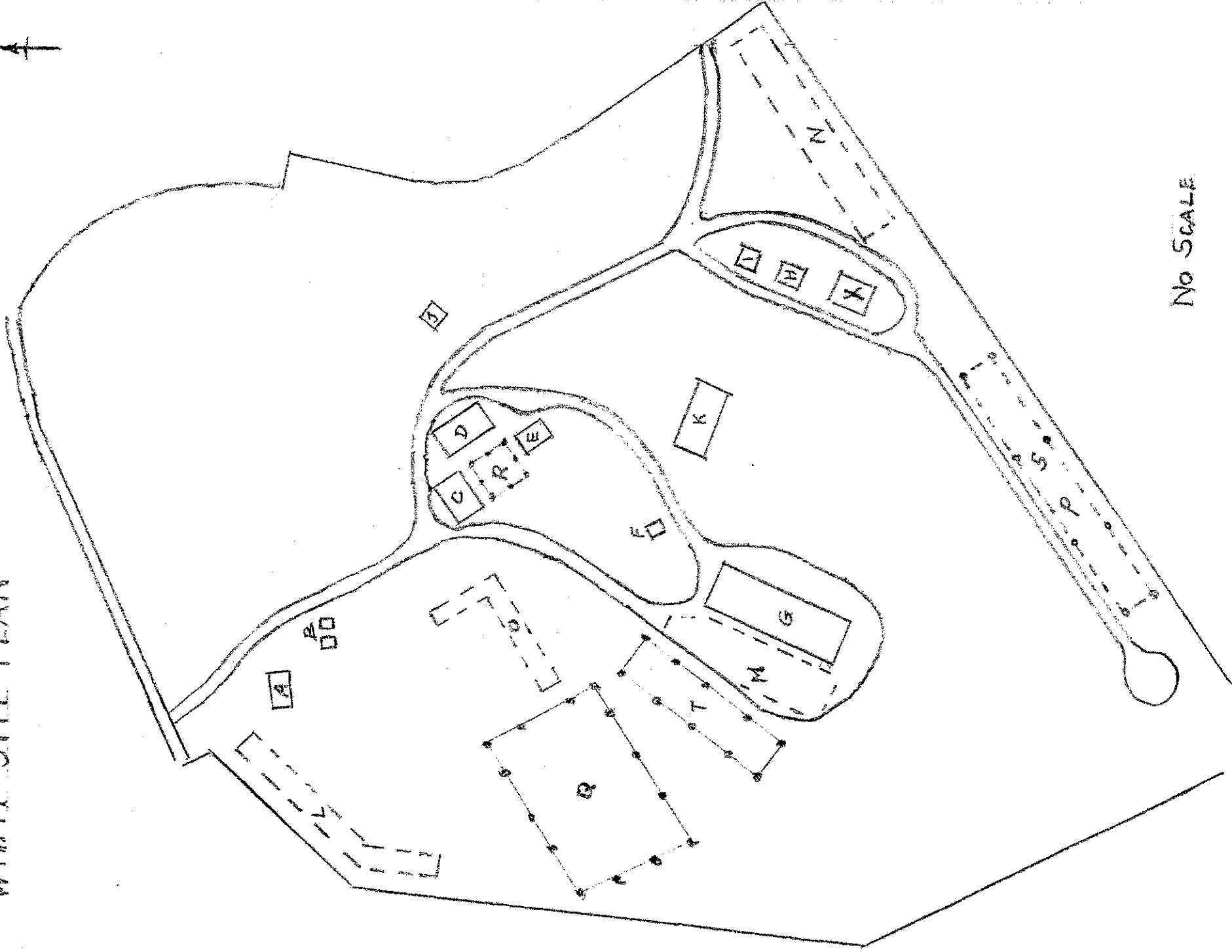
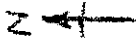


TRAIL HEAD SIGN



100 200 Feet

WMMI SITE PLAN



No SCALE

Site Plan Map – WMMI Campus – Variance for Business Event Center

Key

Item	Name	Dimension – Area	Notes	Set back
A	Reynolds Ranch House	2000 sf	Historic site, under renovation (RRH)	+ #
B	Bunk Houses (2)	200 sf	Historic, education, tour	+ #
C	Hay Barn	2280 sf (60x38)	Education, rental space	+ #
D	Milk Barn	2730 sf (72x38)	Maintenance, storage	+ #
E	Ore Mill	864 sf (24x36)	Storage, rental space	+ #
F	Air Shed	300 sf (20x15)	Storage, maintenance	+ #
G	Museum	12000 sf	Education, Museum	+ #
H	Blacksmith shop	400 sf	Education	+ #
I	Hoist house	400 sf	Education	+ #
J	Burro Barn	500 sf	Storage	+ #
K	Stamp Mill	3000 sf	Education	+ #
L	Parking Area, NW	200x20 ft	Gravel, for RRH and events, T posts	#
M	Parking Area, central	250x40 ft	Gravel, for Museum, stop blocks	#
N	Parking Area, SE	200x60 ft	Grass, for larger events, T posts	#
O	Parking Area, central	150x20 ft	Grass, for smaller events, T posts	#
P	Parking Area, south	12000 sf (300x40)	Grass, south ridge, T posts	#
Q	Outdoor event space	40000 sf (200x200)	Grass, main field	#
R	Outdoor event space	3600 sf (60x60)	Gravel, grass, barn square	#
S	Outdoor event space	12000 sf (300x40)	Grass, south ridge	#
T	Outdoor event space	12000 sf (200x60)	Grass, central	#
U				
V				
W				
X	Hoist house, cell bldg.	1000 sf	Storage, cell equip room	+ #

+ Existing building

set back > 25 ft, no landscape issue

& _____

_____ Building outline (and dirt roads)

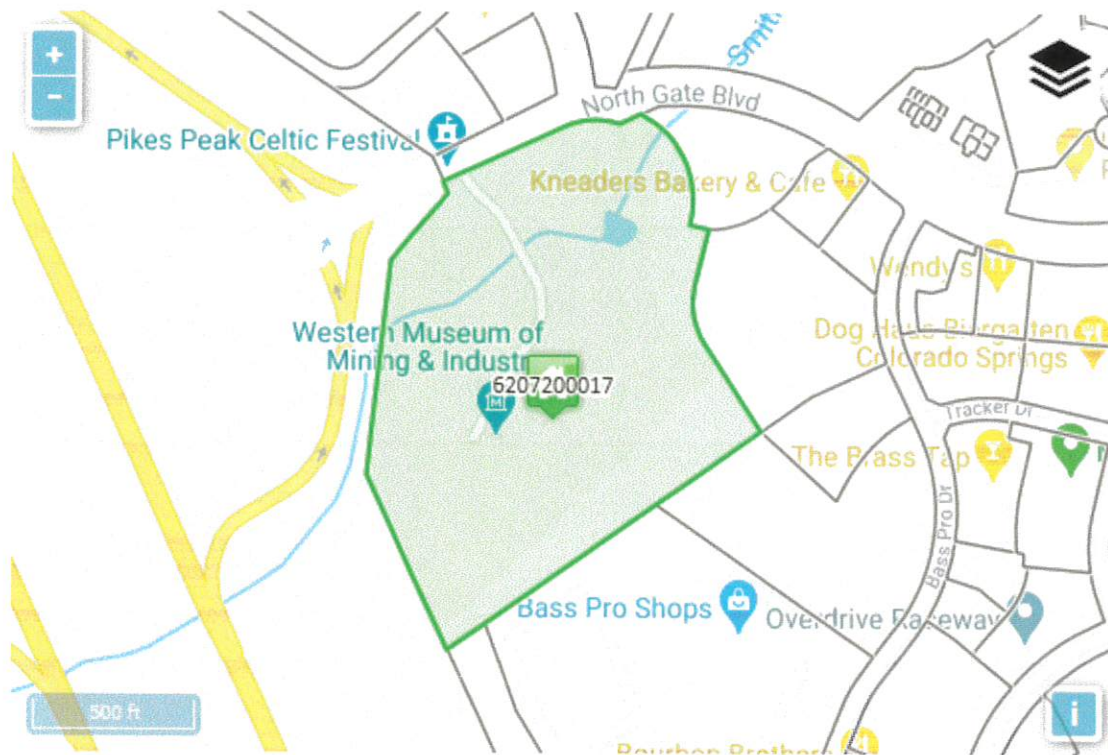
----- Parking area outline

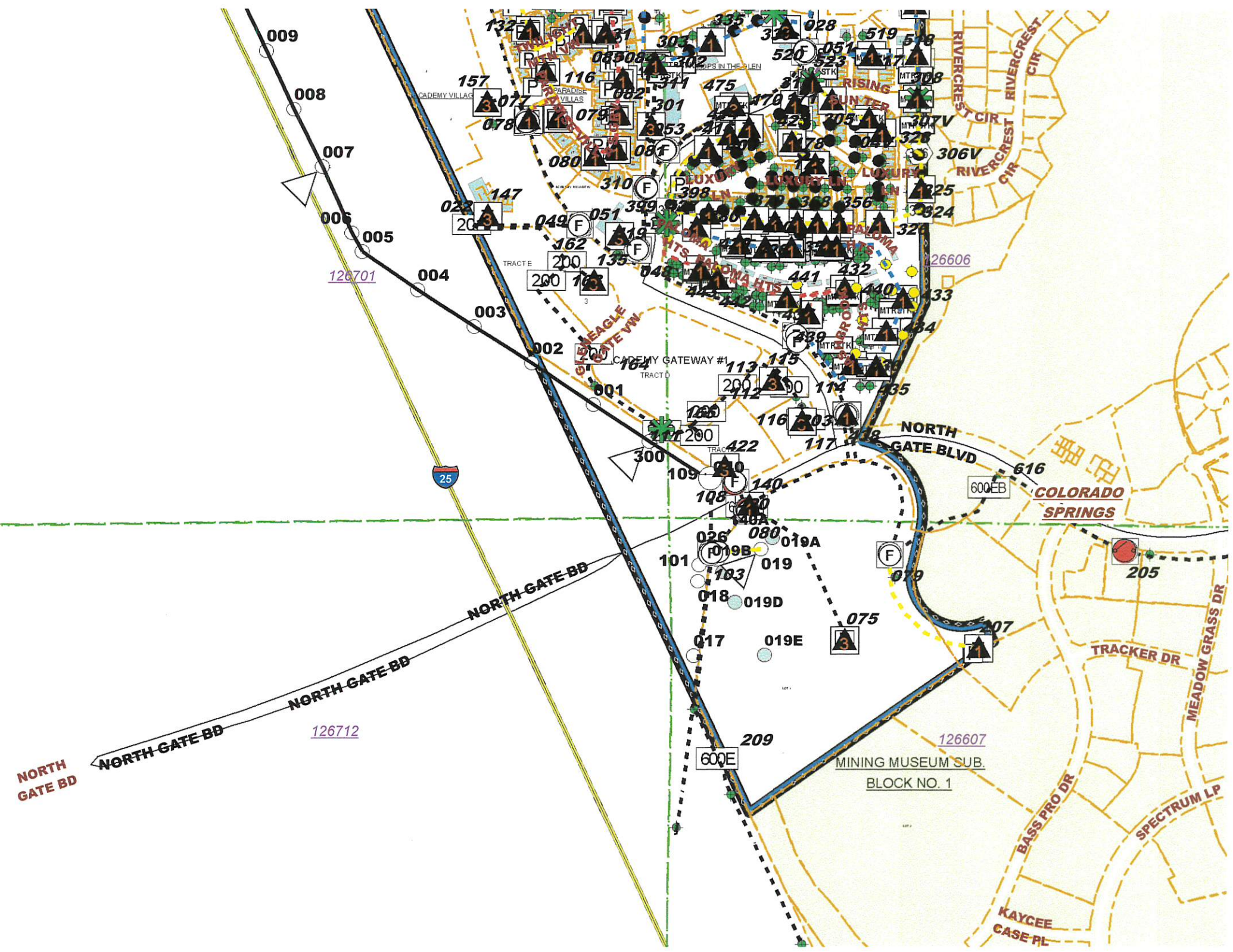
..... Outdoor event area outline

Western Museum of Mining & Industry (WMMI) 501c3

Vicinity map showing the adjacent neighbors

7-11	North Gate Blvd.	City of CS	Scholl Living Trust
Academy Gateway II	North Gate Blvd.	WMMI (27 acres)	Bass Pro
USAFA	North Gate Blvd.	USAFA	USAFA







August 27, 2020

Lindsay Darden
Project Manager
El Paso County Dev Services Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Ms. Darden:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Western Mining Museum Variance of Use

Project Number: VA 204

Description: Western Museum of Mining is requesting a variance for a proposed business and event center on the 26.63 acre parcel at 225 North Gate Blvd. This parcel is located east of Interstate 25 and south of North Gate Blvd in Section 06 and 07, Township 12 South, Range 66 West.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning requirements, upgrades or fees can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objection to the variance of use for this parcel.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.

