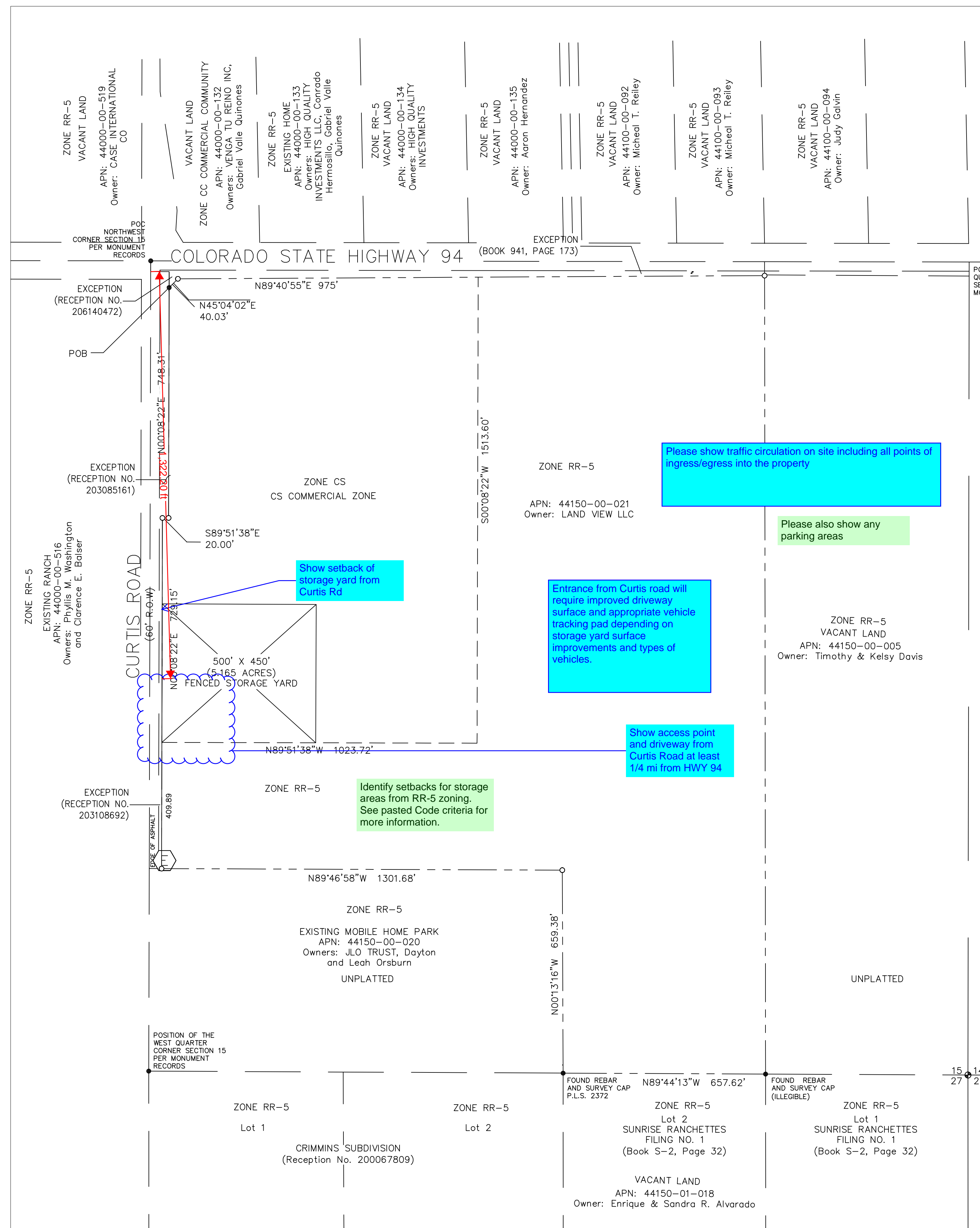


EL PASO COUNTY SPECIAL USE PERMIT FOR CONTRACTOR EQUIPMENT YARD

225 NORTH CURTIS ROAD COLORADO SPRINGS, COLORADO

LEGAL DESCRIPTION: W2E2NW4, NW4NW4, N2SWNW4, EX THAT PT CONV TO STATE D O T BY REC #206140472, EX PT TO COUNTY BY REC #203085161 SEC 15-14-64

**PROPERTY INFORMATION**

PROPERTY OWNER:
Land View LLC
2908 East Gunnison Street
COLORADO SPRINGS, CO 80909

APPLICANT:
DARIN WEISS / T-BONE CONSTRUCTION, INC.
1310 FORD ST.
COLORADO SPRINGS, CO 80915

PROPERTY LOCATION:
225 NORTH CURTIS ROAD
COLORADO SPRINGS, CO 80930

Zone: CS and RR-5
Tax Schedule No.: 44150-00-02

Include the size of the property and it might also be beneficial to include the acreage allotted to each zoning district on the property



VICINITY MAP
NO SCALE

Please show traffic circulation on site including all points of ingress/egress into the property

Please also show any parking areas

Show setback of storage yard from Curtis Rd

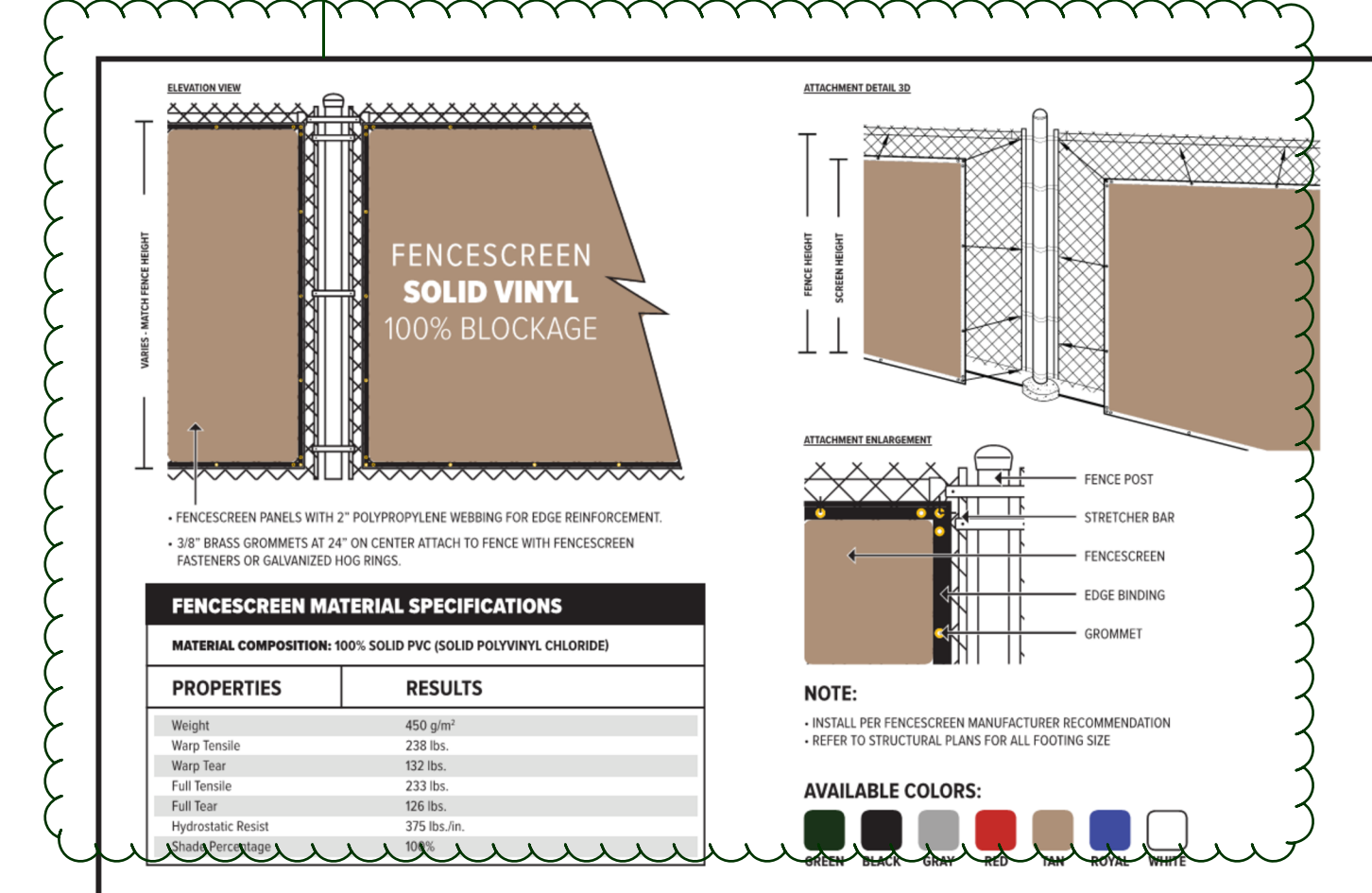
Entrance from Curtis road will require improved driveway surface and appropriate vehicle tracking pad depending on storage yard surface improvements and types of vehicles.

Show access point and driveway from Curtis Road at least 1/4 mi from HWY 94

Identify setbacks for storage areas from RR-5 zoning. See posted Code criteria for more information.

Is this a sheet or a panel? I believe a solid panel would satisfy the opacity requirements but a sheet / tarp type material would not.

I have copied the outside storage requirements. Please ensure that these are being met.



400 SERIES EXTREME BLOCK SOLID VINYL
FenceScreen
888-313-6313
WWW.FENCESCREEN.COM

FENCE AND SCREENING MATERIAL

- 5.2.40. Outside Storage
- (A) Applicability. All outside storage is subject to the requirements of this Section.
 - (B) Outside Storage Standards. Outside storage shall meet the following standards:
 - (1) Materials to be Stored and Principal Use Required. Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inseparable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage.
 - (2) Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and controlled by a solid fence or wall at least 6 feet in height or any combination of berms, shrubs, trees, fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.
 - (3) Outside Storage Not to Exceed Height of Screening. Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.
 - (4) Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/3 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.
 - (5) Storage Adjacent to Road. Outside storage is allowed within the required setback area from a road provided that the storage area does not occupy more than 50% of the total frontage at the right-of-way.
 - (6) No Storage in Required Landscape Area. Outside storage shall not be allowed within any required landscaped area.
 - (7) Screening Fence Waived Between Adjacent Storage Areas. When outside storage areas abut each other and are not visible from public areas, administrative relief may be sought from the requirement for a solid fence or wall in the outdoor storage areas.
 - (8) Salvage Yards and Solid Waste Landfills. Salvage yards and solid waste landfills are not regarded as outside storage, but salvage yards are required to meet the screening standards of this Section.
 - (9) Temporary Storage. Administrative relief from the outside storage standards may be sought in association with approved temporary uses.
 - (10) Landscaping Requirements to be Met. Outside storage shall comply with the landscaping requirements in this Chapter.
 - (11) Relationship to Site Development Plan. Outside storage areas shall be so identified on the site development plan prior to the establishment of the outside storage use.

Add PCD File # AL 21-21

Design Development Consultants @
T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR
1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

Revisions	DESCRIPTION	DATE
1		
2		
3		

SPECIAL USE PERMIT

EL PASO CO. SUBMITTAL
D2-1109
225 NORTH CURTIS ROAD
COLORADO SPRINGS, CO

DATE	12/17/2021
CHECKED	DCW
DRAWN BY	DCW

SITE PLAN

AS-101

