

16050 Old Denver Rd. Outdoor Storage Facility Project Statement

At this time we are NOT interested in annexing to Monument.

Subdivide the 8 acre parcel on one side or the other of the creek at the FEMA 100 year BFE (Base Flood Elevation) floodplain line. Then develop the northwest 2.5 to 3 acres into an approx. 100 to 120 space Outdoor RV & Boat Storage facility. At this time the southeast portion of the property with the single family home would remain a legal nonconforming use until it is sold to a commercial buyer or developed for a commercial use permitted in the CS zone..

Topics & requirements for discussion and concerns with the new development

Access to the new parcel will be at the north end of the property. We will need to expand the width of the existing access by approx. 10' to get a 30' wide access. To widen that access we would also need to extend the existing 48" concrete culvert that is under the Old Denver Rd. ROW probably 15' to 20' to get that 30' wide access. An optional access would be to utilize the 60' wide MVEA (Mountain View Electric Association) access road adjacent to the north of the property. We realize / think that the Old Denver Rd. ownership has recently been annexed and the ownership transferred to the Town of Monument, I think.

Grade the property at a slope of approx. 4% to maybe 5% from northwest to southeast following the existing grade slope. We will want to cover the storage parking area in recycled asphalt. We will want to maximize the parking area grading slope to minimize the 15' to 20' or so grade drop at the easterly portion from the storage area to floodplain dropping down to the FEMA BFE at a 3:1 slope or a 2:1 slope if possible.

Detention pond(s) as needed the northeast and southwest corners of the site above the BFE floodplain elevation.

Traffic impact study was already partially studied and site lines ok'd with the rezone application and approval a year or so ago.

Hire an environmental consultant to get required permits, variances, or NO permits for environmental concerns from US Fish & Wildlife, US Army Corp of Engineers, FEMA, and/or the El Paso County Floodplain Administrator.

Request to have minimal landscaping and screening as the property sits back off the road and is surrounded by industrial NON screened properties. Don't plan on needing any water onsite.

Even though no water and sewer will be needed or required for this portion of the development as those utilities are not in any economically reasonable or in close proximity to the site and we will not have any onsite living or offices required we would still plan on getting a Letter to Serve from Tri View Metro District or provide another 300 years water supply is available.

Electric is available adjacent too and also on the property. No natural gas service needed.

Minimum dimly lit signage at the access point. Onsite lighting will be dimly lit and motion activated to minimize any lighting disturbances.

It is planned for outdoor storage parking and maybe 1 storage / shop buildings at this time. We may want a mix of metal container storage units also at some of the corners to utilize some dead space corners. We would operate the Outdoor Storage Facility remotely or may have a mobile RV office on site.

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