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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
 Thomas Bailey, Chair

FROM: Scott Weeks, Senior Planner
 Daniel Torres, P.E., Principal Engineer
 Meggan Herington, AICP, Executive Director

RE: Project File Number: VA244
 Project Name: Utah-Nevada Lane Variance of Use
 Parcel Number: 5308000002 5308000071 5308000082

OWNER:	REPRESENTATIVE:
Woodmen-Utah LLC 9540 Federal Dr Ste 100 Colorado Springs, CO 80921	Andrea Barlow N.E.S. Inc. 619 N. Cascade Ave Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	12/5/2024
Board of County Commissioners Hearing Date:	12/17/2024

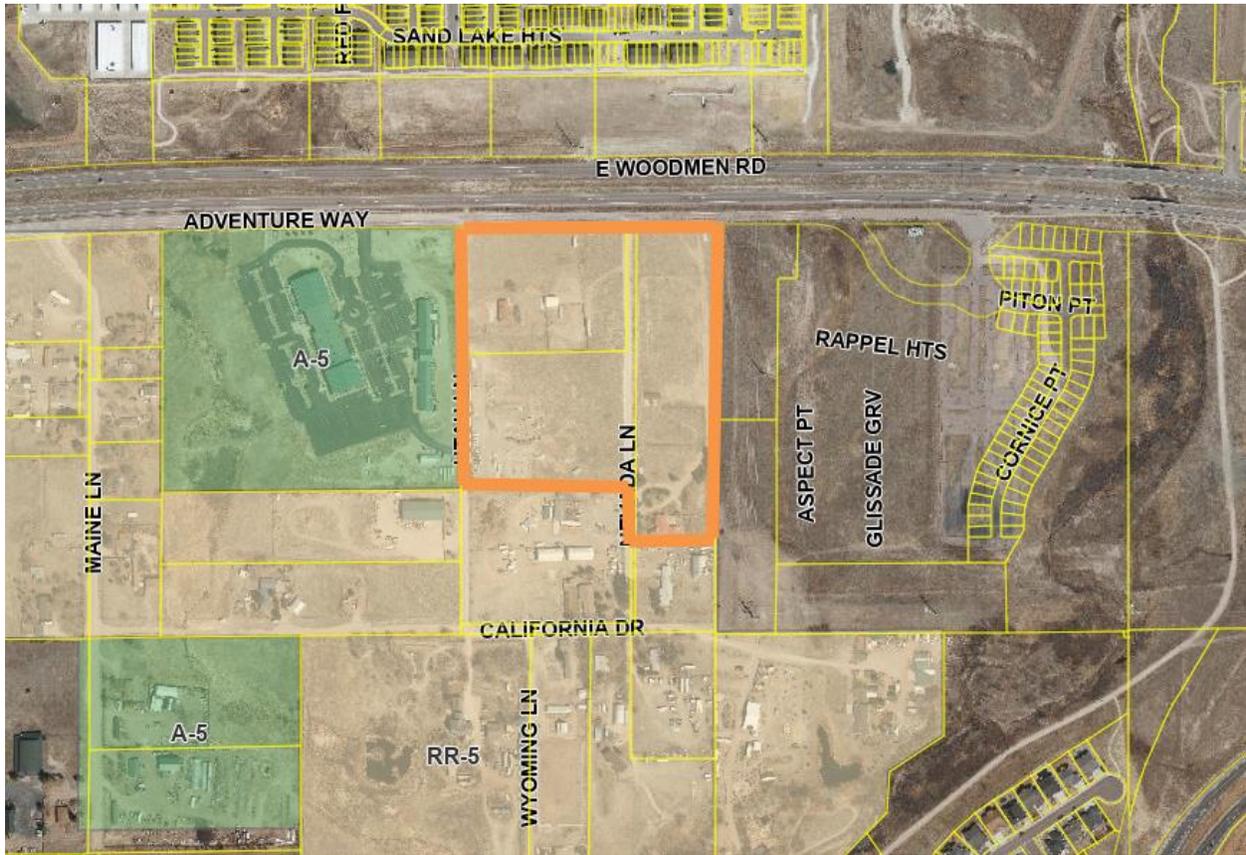
EXECUTIVE SUMMARY

A request by N.E.S. Inc. for approval of a Variance of Use to allow a recreational vehicle (RV) storage and mini-warehouse facility in the RR-5 (Rural Residential) and CAD-O (Commercial Airport Overlay Zoning Districts). The property is located south of Woodmen Road on Adventure Way, south of the intersection of Adventure Way and Nevada Lane.

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Vicinity Map

A. WAIVERS AND AUTHORIZATION

Waiver(s): There are no waivers associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

Pursuant to Section 5.3.4, Variance of Use of the Land Development Code (As Amended), the Planning Commission and Board of County Commissioners evaluate each proposed Variance of Use for general compliance with the review criteria in this Code and the development standards that apply to all development. The Planning Commission and Board of County Commissioners may consider the following criteria in approving a Variance of Use:

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- 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 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.

C. LOCATION

North:	City of Colorado Springs	Single-Family Residential
South:	RR-5 (Residential Rural)	Contractor’s Equipment Yard
East:	City of Colorado Springs	Commercial Driving School
West:	A-5 (Agricultural)	Religious Institution

D. BACKGROUND

The site is comprised of three parcels. The combined three parcels total 16.22 acres and were created prior to County platting requirements in 1972. As a result, the parcels are considered a legal division of land per the El Paso County Land Development Code. A home and storage shed were built on the northwestern-most property in 1969, and a Variance of Use was approved in 2008 for a contractor’s equipment yard (parcel 5308000071). A Variance of Use was approved in 2018 for outdoor storage of materials on the southwestern-most property (parcel 5308000082). An existing single-family home was built in 1950 on the eastern-most property (parcel 5308000002). If the Variance of Use is approved, the existing Variance of Uses will cease after Site Development Plan approval for the RV storage and mini-warehouse facility.

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The proposed use includes 1,152 storage units including uncovered, covered, and enclosed RV spaces and self-storage facilities. The self-storage (mini-warehouse) facility includes five (5) buildings on the eastern portion of the site with approximately 719 storage units in each.

A portion of the proposed use falls under the designation of “Automobile and Boat Storage Yard” in the Land Development Code, which is defined as:

“A lot, parcel, or structure used for the temporary storage of operable automobiles, trucks under 5 tons rated capacity, campers, recreational vehicles, trailers, or boats, not owned by the property owner, where typically the storage occurs when they are not in use and for a fee. The term shall not include scrap metal processing yards, vehicle dismantling yards, or salvage yards.”

The Land Development Code requires that Automobile and Boat Storage Yards comply with outdoor storage requirements regarding accessory use, screening and storage, and landscaping.

The proposed Mini-Warehouse use is defined in the Land Development Code as:

“Buildings designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager's apartment and for lighting and climate control of individual storage units.”

A Variance of Use is required because an Automobile and Boat Storage Yard, and Mini-Warehouse facility is not a permitted use within the RR-5 district. No expiration is proposed with the Variance of Use, and the approval will run with the land.

E. ANALYSIS

1. Land Development Code and Zoning Analysis

The applicant is proposing a Variance of Use to allow for RV storage and a mini-warehouse facility in the RR-5 (Rural Residential) and CAD-O (Commercial Airport Overlay) Zoning Districts. There are similar commercial-related property uses in the immediate vicinity including outdoor storage, contractor's equipment yards, a landscape business, and wholesale nursery. In addition, there are existing and proposed medium and high-density residential uses located in the City of Colorado Springs to the north of Woodmen Road and east of the project site. The applicant's

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letter of intent indicates 203 daily trips, with a single access point directly from Adventure Way to Nevada Lane to direct traffic to the north portion of the development away from existing roads that serve neighboring uses. Nevada Lane is an existing private road that provides access from Adventure Way to California Drive, a private roadway, south of the proposed development. The applicant is proposing that Nevada Lane be gated and limited to users of the storage facility and mini-warehouse, as well as the property located at 7215 Nevada Lane. Limiting the Nevada Lane access from public use will impact the parcels south of the development. The southerly parcels will still have access to California Drive via other private roadways in the area. The applicant has provided documentation to demonstrate the ownership of Nevada Lane within the development as well as the easement granted only to the owners of 7215 Nevada Lane.

The El Paso County Attorney's office reviewed the documentation provided by the applicant regarding the right of ownership of Nevada Lane. The El Paso County Attorney's office, in its research, did not find any grant of right-of-way to the public for Nevada Lane and stated as part of their review comments on October 1, 2024, "if it's (Nevada Lane) a private road, then there is no permissible "public" use. It becomes a civil matter between property owners as to whether those other property owners either have an express easement or an easement by prescription (adverse possession)."

The RV storage and mini-warehouse facility is anticipated to meet the Chapter 6, Dimensional and Design standards of the Code. Visual impacts are anticipated to be screened by a combination of landscape and opaque fencing. Screening of the outdoor storage area will be addressed at the subsequent Site Development Plan stage, if the Variance of Use is approved.

If the Variance of Use is approved, the underlying RR-5 Zoning District and Commercial Airport Overlay District would still govern the property.

The applicant will be required to submit and receive approval of a Site Development Plan. The Site Development Plan will need to be substantially consistent with the site plan provided with the Variance of Use application and provide a more detailed depiction of the proposed use, including landscaping, screening, parking, and lighting.

F. MASTER PLAN ANALYSIS

1. Your El Paso County Master Plan

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a. Placetype Character: Urban Residential

The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (5 units/ acre or more)*
- *Single-family Attached Residential*
- *Multifamily Residential*

Supporting

- *Mixed Use*
- *Commercial Retail*
- *Commercial Service*
- *Restaurant*
- *Institutional*
- *Parks*
- *Office*

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas.

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Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

c. Key Area Influences: Enclaves or Near Enclaves

Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, stormwater improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.

Analysis:

The subject property is zoned rural residential but located in a new development area with medium to high density residential located to the north across a major collector road, and business uses located to the south, east, and west of the property. The property is in the Urban Residential Placetype, which specifies commercial uses be located along main or perimeter streets (Adventure Way) rather than imbedded within primarily residential areas. The proposed RV storage and mini-warehouse facility is a supportive commercial service use in the Urban Residential Placetype and provides a new development use in an area located in an enclave adjacent to the City of Colorado Springs, which furthers the character of existing urban development. While City of Colorado Springs requires annexation if City Utilities are requested/required, annexation is not applicable

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since services are being provided by Mountain View Electric Association and an on-site well and wastewater system.

2. Water Master Plan Analysis

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The subject properties are located within Planning Region 1 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 1 for central water providers:

The Plan identifies the current demand for Region 1 to be 83,622 acre-feet per year (AFY) (Figure 5.1) with a current supply of 99,001 AFY (Figure 5.2). The projected demand in 2040 for Region 1 is at 111,086 AFY (Figure 5.1) with a projected supply of 119,001 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 1 is at 138,453 AFY (Figure 5.1) with a projected supply of 139,001 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 548 AFY is anticipated for Region 1.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a Variance of Use.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies no significant resources in the area of the subject parcels.

F. PHYSICAL SITE CHARACTERISTICS

1. Floodplain

The property is not located within a defined floodplain as determined by review of the FEMA Federal Insurance Rate Map panel number 08041C0529G, effective December 7th, 2018.



2. Drainage and Erosion

The property is located within the Sand Creek (FOFO4000) drainage basin. The Sand Creek drainage basin is a studied basin with associated drainage basin fees. Drainage basin fees are not assessed with Variance of Use applications. A grading and erosion control plan as well as a drainage report providing hydrologic and hydraulic analysis to mitigate the drainage impacts of the development will be required at the subsequent site development stage of the development.

3. Transportation

The site is located south of the intersection of Adventure Way and Nevada Lane. Adventure Way is a City of Colorado Springs owned and maintained roadway that serves as a frontage road to Woodmen Road. Nevada Lane is identified as a private local roadway.

Driveway access to the site will be provided from the current Nevada Lane intersection with Adventure Way and will be gated as stated above in Section E of this report. Should this access be gated, southerly property owners can access their parcels via Utah Lane to California Drive which are also private local roadways. Should Nevada Lane be declared a public roadway by a Court, the applicant shall be required to make the appropriate improvements to the roadway due to its traffic impacts.

A traffic study was submitted with this application that indicates that the development will generate 203 average daily trips (ADT). Per the submitted traffic study, the development would not significantly impact the surrounding roadways, and no roadway improvements are recommended. The applicant shall coordinate with the City of Colorado Springs regarding any requirements such as an access permit due to the development's impact to Adventure Way.

The 2024 El Paso County Major Transportation Corridors Plan does not depict roadway improvements in the immediate vicinity of the development. The property is subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.



G. SERVICES

1. Water

Water is provided by an on-site well.

2. Sanitation

Wastewater is provided by an on-site wastewater system.

3. Emergency Services

El Paso County Sheriff is responsible for providing emergency services to the property. The property is located in the Falcon Fire Protection District.

4. Utilities

Mountain View Electric Association (MVEA) provides electric service and Colorado Springs Utilities provides natural gas service to the existing structures.

5. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Variance of Use application.

6. Schools

Land dedication and fees in lieu of school land dedication are not required for a Variance of Use application.

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

No major issues are associated with the request.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.4, Variance of Use, of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:



CONDITIONS

1. Approval is limited to the use of a recreational vehicle storage and mini-warehouse facility, as discussed and depicted in the applicant's Variance of Use Site Plan. Any subsequent addition or modification to the use beyond that described in the applicant's Letter of Intent shall be subject to approval of a new Variance of Use request.
2. Applicant to obtain driveway access permit to Adventure Way from City of Colorado Springs.
3. Applicant shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471). Road impact fees shall be paid at time of building permit or within thirty days of Site Development Plan application approval if no building permit is required.

NOTATIONS

1. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
2. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.
3. The underlying RR-5 Zoning District and Commercial Airport Overlay District still govern the property and any future uses, density or dimensional changes to the property.
4. Approval of the Variance of Use does not endorse or waive the use of Nevada Lane for public or private access.

K. PUBLIC COMMENT AND NOTICE

The applicant held a neighborhood meeting on July 31, 2024. Attendees voiced concern that inadequate on-site detention could cause flooding to adjacent properties.

The Planning and Community Development Department notified 12 adjoining property owners on July 17, 2024, for the Planning Commission and Board of County

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Commissioners meetings. Responses have been received via email regarding the closure of Nevada Lane to public use. Staff has held on-site meetings with property owners to discuss closure of Nevada Lane and water flow and detention areas.

L. ATTACHMENTS

Letter of Intent

Variance of Use Site Plan

Public Comment emails

Draft Resolution

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NEVADA/UTAH LANE RV AND MINI-STORAGE VARIANCE OF USE

LETTER OF INTENT

MAY 2024

OWNER:

WOODMEN-UTAH LLC
9540 FEDERAL DR STE 100
COLORADO SPRINGS, CO 80921

CONSULTANT/APPLICANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5308000002, 5308000082, 5308000071
ADDRESS: 7525 ADVENTURE WAY, 7425 ADVENTURE WAY, 0 NEVADA LANE
ACREAGE: 16.22 ACRES
CURRENT ZONING: RR-5 CAD-O
CURRENT USE: CONTRACTOR'S EQUIPMENT YARD AND SINGLE-FAMILY RESIDENTIAL

REQUEST

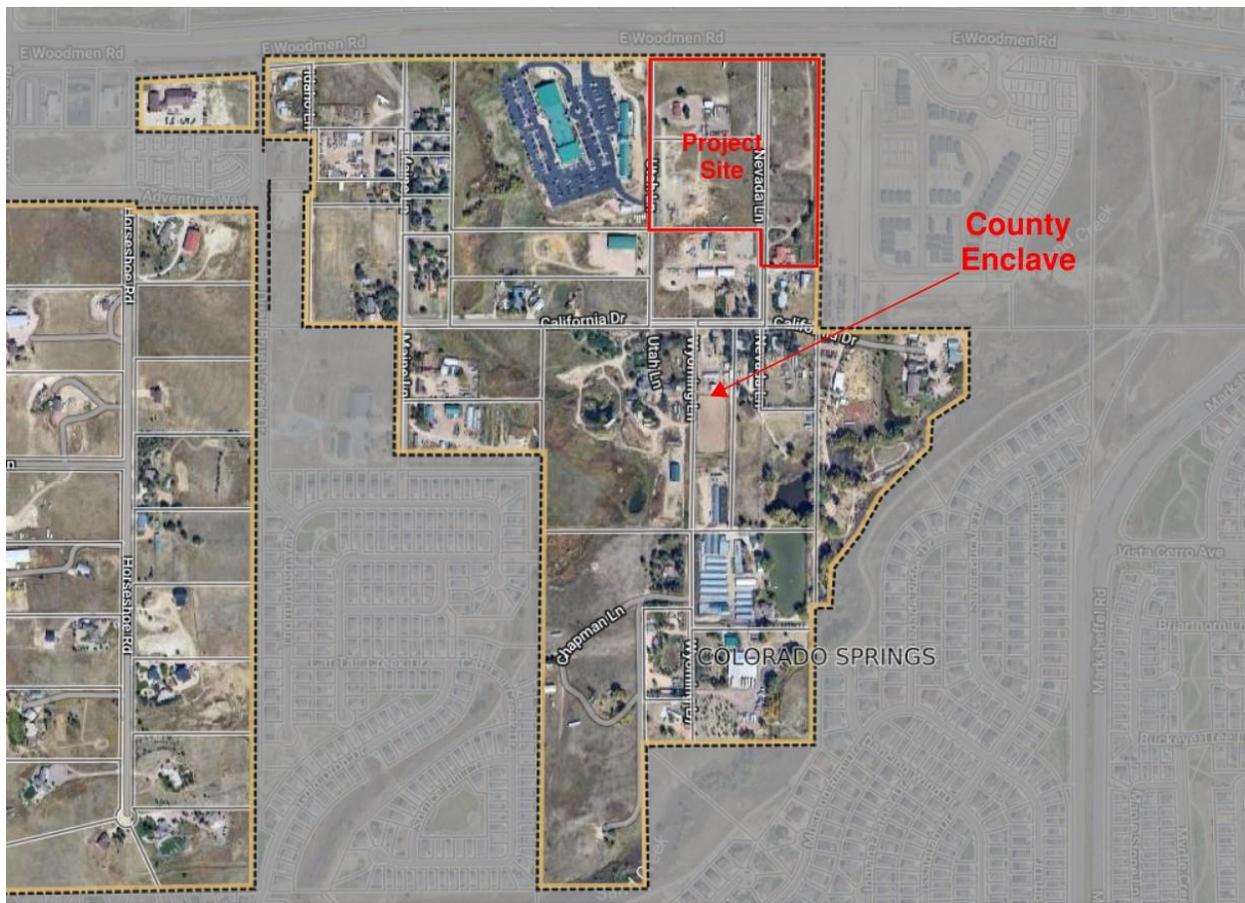
N.E.S. Inc., on behalf of Woodmen-Utah, LLC, request approval of a Variance of Use for a 16.22-acre Recreational Vehicle Storage and Mini-warehouse facility.

SITE DESCRIPTION

Location and Land Use

The subject property is located southeast of Adventure Way and Utah Lane in an unincorporated El Paso County enclave. The site is comprised of 3 parcels and is approximately 16.22 acres. The 2 westernmost parcels currently have a Variance of Use approval to allow a contractor's equipment yard to operate in the RR-5 zone district. The easternmost parcel has a single-family home on it. The 3 parcels are proposed to be redeveloped as an RV storage and mini-warehouse facility.

The site is adjacent to Adventure Way/Woodmen Road to the North, Medium density (8.8 du/acre) residential and a commercial driving school to the East (City of Colorado Springs), a single-family residence to the southeast, a Contractor's Equipment Yard directly south, and a religious institution to the West.



Zoning

The site is currently zoned RR-5 CAD-O.



Surrounding properties are in El Paso County and in the City of Colorado Springs and include:

- **North:** To the North are City roadways Adventure Way and Woodmen Road
- **East:** To the east is a graded site, ready for the development of an approved commercial driving school and medium-density residential development within the City of Colorado Springs
- **South:** To the south is a contractor's equipment yard within El Paso County zoned RR-5 CAD-O and a single-family home zoned RR-5 CAD-O.
- **West:** To the west is a religious institution within El Paso County zoned A-5 CAD-O

The site is comprised of 3 parcels. The northwestern-most parcel has a single-family home used as offices and a large storage shed. The southwestern-most lot is currently used for outdoor storage of materials related to the landscape contractor's equipment yard use. The eastern-most lot has a single-family home. The property is mostly flat but slopes from the northwest to the southeast.

This site is within the Aircraft Navigation subzone (ANAV) of the CAD-O overlay. The ANAV subzone

includes all the land within the CAD-O boundaries. The proposed use *Recreational Vehicle or Boat Storage* and *Mini-warehouse* would fall within the use category 'Commercial, Retail & Wholesale, Sexually Oriented Business' found on Table 4-7 *Commercial Airport Overlay District Land Use* and is considered an allowed use in this subzone. The development requirements set forth in 4.3.1.F-1 do not apply because this project does not include a request for rezone or subdivision plat.

PROJECT DESCRIPTION & CONTEXT

A Variance of Use is requested to allow a Recreational Vehicle storage and mini-warehouse facility within the RR-5 zone district. The facility will have up to 1,152 storage units with a variety of uncovered, covered, and enclosed RV stalls as well as climate controlled self-storage facilities. The self-storage facilities will be configured within 5 standalone climate-controlled buildings on the eastern portion of the site with approximately 719 storage units in each. The parcels are not proposed to be platted because the parcels were created prior to County platting requirements in 1972.

UTILITIES

Water

The water for the proposed Auto and Boat storage and Mini-warehouse facilities will be provided by an on-site well.

Sanitary Sewer

An on-site septic system will accommodate sanitary needs for the office facility.

Electric

Electric service will be provided by Mountain View Electric Association.

Gas

Gas service will be provided by Colorado Springs Utilities.

DRAINAGE AND DETENTION

A stormwater detention pond is proposed on the southeast corner of the project site where full spectrum detention, including water quality, will be provided. All paved areas of the site are intended to be surface drained through concrete pans and curb and gutter. Runoff will flow southeast to the proposed detention pond and enter via an inlet and pipe into a forebay. Roof drains from the climate-controlled buildings on the east side of the site will be piped underground to the pond. Runoff will be released at or below historic rates from the pond to an existing channel at the southeast corner of the site. Energy dissipation will be provided at the outfall.

ACCESS AND TRAFFIC

Access

The site will provide direct public access off Adventure Way onto Nevada Lane. To the East of the site, Adventure Way will be realigned and a new right-in/right-out movement directly onto East Woodmen is approved and will be constructed as part of the adjacent residential development which will enhance circulation in the area. Utah Lane will remain unobstructed but will not provide any direct access to the new storage facility. Primary access for the project will be from Nevada Lane which is a private road and will be gated and closed to through traffic with restricted access for the benefit of the subject properties and 7215 Nevada Lane only. The gate will allow entry for users with rights to the access easement and their guests. A Knox box will be installed to ensure access to safety services is maintained. The MTCP does not identify the need for any roadway improvements in the area.

Traffic

A traffic study was conducted and submitted with the variance of use application. The study estimates that based on 1,152 proposed units, the average daily trips generated would total 203 trips. This would include 16 total trips during the morning peak hour and 13 total trips during the afternoon peak hour. Based on the low number of estimated daily trips, a traffic memorandum is required and has been submitted with the Variance of Use application. Additionally, no roadway improvements will be required

Table 1 – Trip Generation

Table 1
Vantage Homes Woodmen-Utah Storage Facility
Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Mini-Warehouse	151	1,152	Units	8	8	16	7	6	13	207

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

NEIGHBORHOOD OUTREACH

A small neighborhood meeting was held on July 31st, 2024 in which 9 neighbors attended. The primary concern at the meeting was related to the detention pond causing flooding to adjacent properties. As a result of these concerns, the owners have agreed to facilitate a meeting with the County when plans for the pond are developed to address these concerns.

Additionally, one public comment was received during the initial review period from the neighbor at 7150 Nevada Lane. The neighbor raised the concern that the proposed detention pond would capture the water flowing from Adventure Way and cause the pond on their property to dry up. As described in the Drainage and Detention section of this LOI, the pond will capture runoff from the site and

release at or just below historic rates. Additionally, this neighbor attended the neighborhood meeting and will be notified of the meeting with County staff and the owners once it is scheduled.

PROJECT JUSTIFICATION

The request is consistent with the criteria in section 5.3.4.C for a variance of use as follows:

a) The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship

There are several other commercial uses in the immediate area including multiple Variance of Use approvals for contractor's equipment yards, a wholesale nursery, and a landscaping business, a few of which include components of outdoor storage. These uses are substantially similar and compatible with the proposed RV storage and mini-warehouse use. Because the RV storage and

mini-



warehouse uses are compatible with the surrounding land use pattern and do not generate high-traffic or require substantial utilities to support, it would create an undue hardship to not allow the establishment of this use based on the development pattern of the surrounding area.

b) 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 area surrounding the project site has evolved to include a variety of uses beyond just what is permitted in the Rural Residential zone district. There are several approved Variance of Use requests in the area which have allowed for businesses to operate on the large lots. Additionally, the site fronts on Adventure Way which is the frontage road for Woodmen Road. The development along Woodmen Road and Adventure Way between Powers Blvd and Marksheffel Road varies to include a variety of high-density residential and commercial uses and a few of these existing uses allow for outdoor storage. Due to the proliferation of high-density residential uses and the lack of other storage facilities in the area, the proposed RV and mini-storage use is a necessary service for the growing number of residents in the area. The proposed RV storage and mini-warehouse facility is compatible with the area because there are other commercial uses such as multiple approved contractor's equipment yards, a wholesale nursery business, and a landscaping business. Additionally, the use is a low traffic generator and has direct access off Adventure Way so it will not bring a large influx in traffic that would disturb the remaining residences or conflict with other business operations.



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

A site plan was provided with the Variance of Use application that demonstrates that the general standards will be met with the project. A detailed Site Development Plan will be submitted later.

DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS

Definition

The request is to allow 2 principal uses at this site, these uses include Automobile and Boat Storage Yard and Mini-Warehouse. These uses are defined as:

Automobile and Boat Storage Yard — A lot, parcel, or structure used for temporary storage of operable automobiles, trucks under 5 tons rated capacity, campers, recreational vehicles, trailers, or boats, not owned by the property owner, where typically the storage occurs when they are not in use and for a fee. The term shall not include scrap metal processing yards, vehicle dismantling yards, or salvage yards.

Mini-Warehouse — Buildings designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager's apartment and for lighting and climate control of individual storage units.

Specific Development Standards

EPC Land Code section 5.2.9 for Automobile and Boat Storage Yards states “Automobile and boat storage yards shall comply with the outdoor storage standards of this Chapter.”

Outdoor Storage requirements are established in EPC Land Code section 5.2.40 and are as follows:

- A. **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 inoperable 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.**

The principal use of this site is classified as ‘Automobile and Boat Storage’ and ‘Mini-warehouse.’ The Automobile and Boat storage will have outdoor storage of recreational vehicles in covered and uncovered parking stalls. Inoperable vehicles will not be allowed to

be stored at this site. Separate parking facilities for customers and employees are provided and are not being considered outdoor storage.

- B. Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, 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.**

Outdoor storage of RVs will be consolidated on the west side of the site. All outdoor storage of RVs will be screened with either a 6' fence, wall, landscaping, or a combination of screening materials. Majority of the outdoor storage of RVs will also be covered or enclosed.

- C. 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.**

The outdoor storage on site will only be for operable RVs.

- D. 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.**

EPC Land Code section 5.3.6.C.5 "Effect of determination of Similar Use" states that any use that is substantially similar to an allowed, special, temporary, or accessory use in a zoning district shall comply with the development standards pertaining to this substantially similar use." The parcel to the south has an approved variance of use to allow a contractor's equipment yard with a site plan showing outdoor storage of materials. Because the commercial use to the South has already been approved in a residential zone and is substantially similar to the proposed RV storage, the 50' setback from any residential zone will not apply. Additionally, the RV storage is not required to be on the rear third of the lot because of a conflicting provision in the use specific standards that states "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 lineal frontage at the right-of-way." Because outdoor storage is not proposed in the front setback, this use specific standard has been met.

- E. 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 lineal frontage at the right-of-way.**

The outdoor storage will meet the required setbacks from Adventure Way.

- F. No Storage in Required Landscape Area. Outside storage shall not be allowed within any required landscaped area.**

The outdoor storage will not encroach into landscaped areas.

- G. **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 between the outdoor storage areas**

There is an approved contractor's equipment yard directly south of the site that includes an outdoor storage area adjacent to the project site. While screening requirements may be waived between adjacent storage areas, fencing and screening materials are proposed around the entire the RV storage area.

- H. **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.**

Neither a salvage yard nor landfill is proposed at this site.

- I. **Temporary Storage. Administrative relief from the outside storage standards may be sought in association with approved temporary uses.**

A temporary use is not being requested.

- J. **Landscaping Requirements to be Met. Outside storage shall comply with the landscaping requirements in this Chapter.**

General compliance with landscape requirements has been demonstrated on the site plan provided with this Variance of Use application however, a detailed landscape plan will be provided with the future submittal of a Site Development Plan

- K. **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.**

A site development plan detailing the location and how the site complies with the El Paso County Land Development Code will be provided as a future submittal.

NEVADA / UTAH LANE STORAGE

EL PASO COUNTY, COLORADO

VARIANCE OF USE SITE PLAN

LEGAL DESCRIPTION

PARCEL A:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO POINT OF BEGINNING; EXCEPT THE SOUTHERLY 430 FEET OF SAID TRACT; AND EXCEPT THE NORTHERLY 430 FEET OF SAID TRACT. FOR INFORMATIONAL PURPOSES ONLY:

PARCEL B:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THE SOUTHERLY 860 FEET OF SAID TRACT.

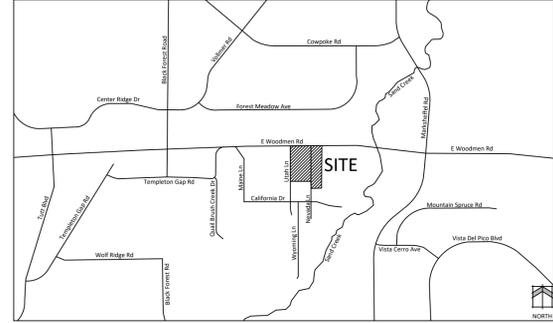
PARCEL C:
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89 DEGREES 38 MINUTES 3 SECONDS AND RUN WESTERLY 249.74 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

PARCEL D:
A 15' STRIP OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89° 38' 30" AND RUN WESTERLY 249.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE 15 FEET, MORE OR LESS, TO A POINT ON A LINE EXTENDED SOUTH FROM THE EAST BOUNDARY LINE OF THE EAST PORTION OF PARCELS A-2 AND B-2 AS DESCRIBED IN DEED RECORDED APRIL 27, 2000 UNDER RECEPTION NO. 200046602; AND THEN ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET; MORE OR LESS, TO A POINT OF THE NORTH LINE OF SAID SECTION 8; THENCE ANGLE RIGHT AND RUN ALONG THE NORTH LINE OF SAID SECTION 15 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED DECEMBER 23, 2010 UNDER RECEPTION NO. 210131368; THENCE ANGLE RIGHT AND RUN SOUTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING ANY PORTION CONTAINED WITHIN THE RIGHT OF WAY OF ADVENTURE WAY.

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0529G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NEVADA LANE IS A PRIVATE ROAD WITH AN INGRESS/EGRESS EASEMENT (REC NO 258663) TO THE BENEFIT OF THE SUBJECT PROPERTIES AND 7215 NEVADA LANE ONLY. WITH THIS DEVELOPMENT, NEVADA LANE WILL BE CLOSED TO THROUGH TRAFFIC AND GATED. ACCESS WILL BE GRANTED TO THE OWNERS OF 7215 NEVADA LANE ONLY.
- ALL EXISTING GRAVEL DRIVEWAYS TO BE REMOVED. ALL INTERNAL DRIVEWAYS AND SITE ACCESS OFF ADVENTURE WAY WILL BE ASPHALT.

VICINITY MAP



SITE DATA

Propert Tax Schedule Number: 5308000002, 5308000071, 5308000082
 Property Address: 7225 Adventure Way, 7425 Adventure Way, 0 Nevada Lane
 Current Zoning: RR-5 CAD-0
 Total Area: 16.77 Acres
 Existing Land Use: Contractor Equipment Yard
 Proposed Land Use: Recreational Vehicle Storage and Mini-storage
 Total gross building square footage: 151,203 Square Feet
 Open Space %: 22.6%
 Landscaping %: To be calculated at site development plan.

Parking:
 Required:
 Vehicle storage: 3 spaces
 Mini storage: 1/100 units + 1 employee stall - 719 units/ 8 parking stalls required
 11 stalls, 1 ADA
 11 stalls, 1 ADA
 Provided:

Zoning/Development Standards:
Building Height:
 Required: 30'
 Provided: 30'
Lot Coverage:
 Required: 25%
 Provided: 273,508 sf /730,501 sf = 37%

Building Setbacks:
 Front Required: 25'
 Front Provided: 25'
 Side Required: 25'
 East Provided: 25'
 West Provided: 43'

Rear Required: 25'
 Rear Provided: 25'
Landscape Buffers:
 Front (North) Required: None
 Rear (South) Required: 15'
 Provided: 15'

West Required: None
 East Required: None
Landscape Setbacks:
 Front Required: 10'
 Front Provided: 10'

Sides Required: NA
 Rear Required: NA

PROJECT TEAM

OWNER/APPLICANT: Woodmen-Utah LLC
 9540 Federal Dr Ste 100
 Colorado Springs, CO 80921
CONSULTANT: N.E.S., Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 4: Cover Sheet
 Sheet 1 of 2: Site Plan



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267

www.nescolorado.com

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NEVADA / UTAH LANE STORAGE

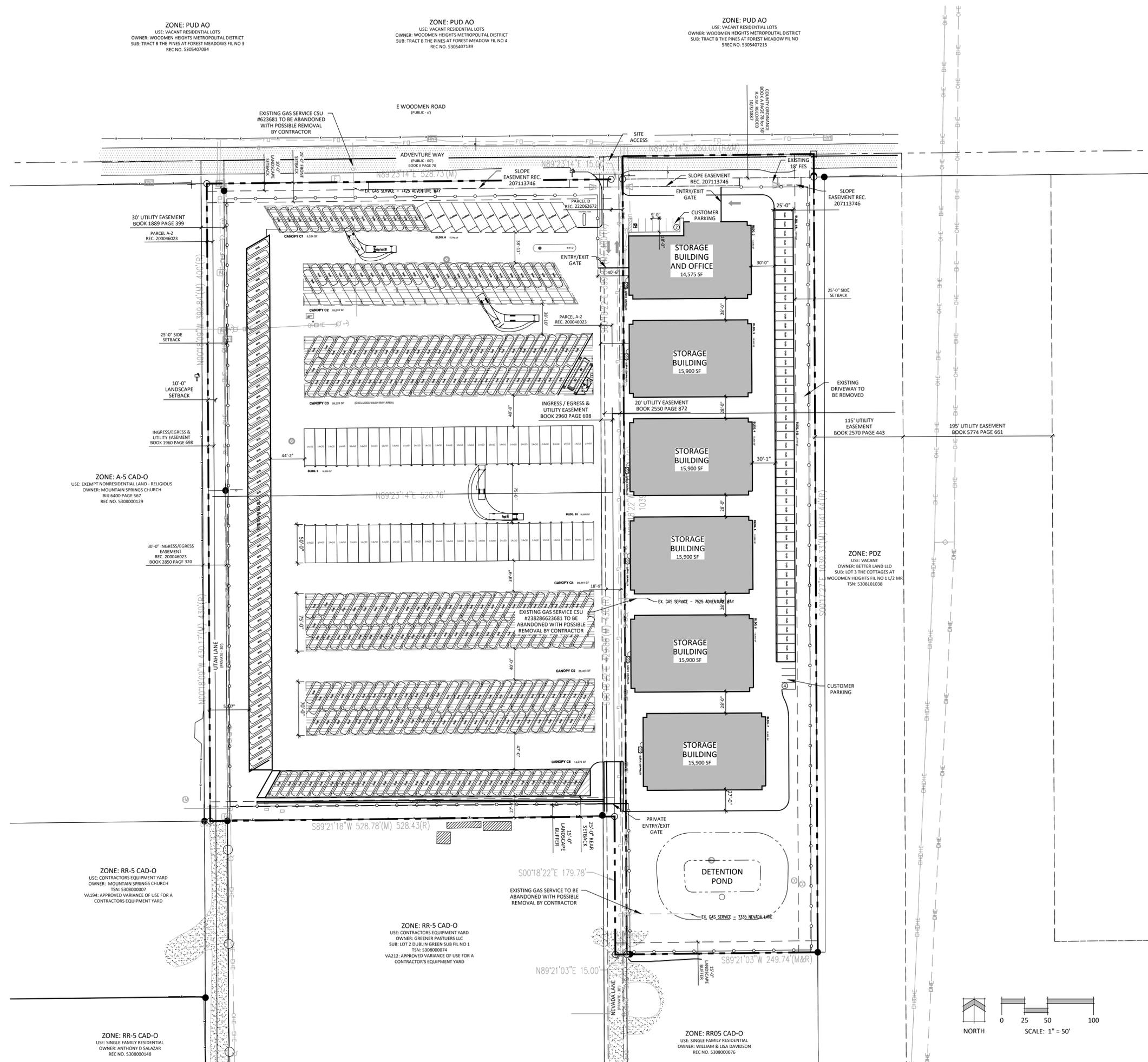
DATE: 08/14/2024
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. ROMAN

Variance of Use Site Plan

DATE: 06/11/2024
 BY: SB
 DESCRIPTION: SB - Variance of Use

Cover Sheet

1
 1 OF 2



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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NEVADA / UTAH LANE STORAGE

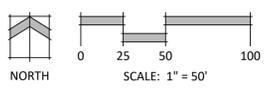
DATE: 08/14/2024
PROJECT MGR: A. BARLOW
PREPARED BY: A. ROMAN

Variance of Use Site Plan

DATE:	BY:	DESCRIPTION:

Site Plan

2 OF 2



Scott Weeks

From: Kirby Thompson <kirby@brittonflowers.com>
Sent: Thursday, August 22, 2024 10:09 AM
To: Scott Weeks
Subject: FW: Nevada Lane
Attachments: C.R.S. 43-2-201 – Public highways.pdf; Letter to Attorney Sara Frear 6-6-2024.docx

UNRECORDED You don't often get email from kirby@brittonflowers.com. [Learn why this is important](#)

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Hello Scott,

See below correspondence and attachments for reference in our upcoming telephone conversation regarding EDARP project #191107.

Looking forward to speaking with you soon,

All The Best,

Kirby J. Thompson, Member
WINDWALKER VENTURES, LLC
7075 Wyoming Lane
Colorado Springs, CO 80923
Cellular: 719.360.3634

From: Kirby Thompson
Sent: Thursday, June 20, 2024 9:47 AM
To: sfrear@mullikenlaw.com
Cc: Julie shoemaker <julie.shoemaker@me.com>
Subject: FW: Nevada Lane

Good Morning Ms. Frear,

I would like to follow up with you regarding the letter (dated 6/6/24, digital copy attached) which you received via USPS on Saturday morning 6/8/24.

As I've encouraged several times both in my letter to you as well as my previous communications with Ms. Shoemaker, we think it would be prudent to schedule a neighborhood meeting to further discuss "The Property" and Nevada Lane. Several neighbors have volunteered their homes to host a meeting, and I would be happy to get the word out. (Though you probably have contact information for most of them)

I think with appropriate discussion, you may find that the State Street Neighbors in fact support Woodmen-Utah LLC in the development of their properties rather than standing in opposition to them. Not that they need any "permission" at all from the neighbors to develop their privately-owned land as they see fit, but since we all have a vested interest in the use and development of the properties in this vicinity, we feel that neighborly conversations

can be very helpful in the development process, especially since we are all contributors to the betterment of our community.

Please feel free to contact me at any time to let me know how you would like to proceed. Thank you for your prompt attention to this matter!

All The Best,

Kirby J. Thompson, Member
WINDWALKER VENTURES, LLC
7075 Wyoming Lane
Colorado Springs, CO 80923
Cellular: 719.360.3634

From: Kirby Thompson
Sent: Monday, June 10, 2024 11:26 AM
To: Julie shoemaker <julie.shoemaker@me.com>
Subject: RE: Nevada Lane

Hello Julie,

I received confirmation from the USPS that Julie received the letter I mailed to her on Saturday morning 6-8-2024. Please consult with your constituents and let me know if you would like to schedule a neighborhood meeting to further discuss Nevada Lane. As I mentioned in the letter, several of our neighbors have volunteered their homes to host such a meeting, and I would be happy to get the word out to the neighbors. (Though you probably have contact information for most of them)

All The Best,

Kirby J. Thompson, Member
WINDWALKER VENTURES, LLC
7075 Wyoming Lane
Colorado Springs, CO 80923
Cellular: 719.360.3634

From: Julie shoemaker <julie.shoemaker@me.com>
Sent: Thursday, May 30, 2024 5:58 AM
To: Kirby Thompson <kirby@brittonflowers.com>
Subject: Re: Nevada Lane

Hello Kirby,

I have sent this email to Sara Frear, here is here email if you would like to contact her directly.

sfrear@mullikenlaw.com

Thank you,
Julie Shoemaker

On May 26, 2024, at 9:58 AM, Kirby Thompson <kirby@brittonflowers.com> wrote:

Hello Julie,

Thank you for returning my text this morning. I'm not sure why my email didn't go through when I sent it before but I'll copy the content here.

I would like to suggest that we schedule a brief meeting sometime soon with pertinent representatives of Woodmen-Utah LLC as well as residents of this neighborhood who have a vested interest in the continued usage of Nevada Lane. If it is indeed your intention to permanently block and vacate Nevada Lane I believe that it would cause injury to these parties and would therefore become an issue of civil law.

However, with a thorough reading of the Colorado Revised Statutes, it appears quite obvious that land owners only have the right to block access on private roads under certain circumstances. There are peculiar circumstances in play that, in section (1)(C) of C.R.S. 43-2-201 declare Nevada Lane to be, in fact, **a public highway** by state definition- and therefore no longer simply the prerogative of the land owner to block or vacate.

We would much prefer to settle the matter civilly (outside court) and without incurring any legal fees from attorney counsel and court costs.

Perhaps holding a neighborhood meeting would be the most prudent place to start?

Here is a list of the known neighbors who use Nevada Lane for access to Adventure Way on a regular basis:

- Weisburg Commercial Landscaping
- Larry and Josie Driver
- William Davidson
- Sedlak Electric
- Kevin and Candi Longnecker
- Longneck Pumpkin Farm
- Kelsy Wells
- Phil Ciborowski
- Kirby and Stephanie Thompson
- Britton Nursery
- Roger Haywood
- Accent Landscapes Nursery
- Robert Chapman
- Renee Sward
- One Stop Custom Shop
- Brazen Chapman

These are the individuals and businesses that I believe should be invited to attend a neighborhood meeting.

Thank you for your kind consideration and I will look forward to hearing from you soon.

All The Best,

Kirby J. Thompson, Member
WINDWALKER VENTURES, LLC

Scott Weeks

From: Hao Vo
Sent: Thursday, July 25, 2024 1:33 PM
To: Scott Weeks; larrydrive@aol.com
Subject: Re: Subject 7425 Adventure Way,7525 Adventure Way Project 191107

Dear Mr. Driver,

Thank you for your letter and for expressing your concerns about the project VA244.

To clarify, VA244 is currently a variance of use, which means that at this stage, the applicant is only requesting a zone change. Specific details, including the plans for water drainage and runoff, will be addressed in the subsequent phases of the project. As a result, we cannot yet provide definitive answers on how stormwater will be managed or how it will impact your property.

You do have the right to voice your concerns and vote against the project at the public hearing. We acknowledge the importance of your horses and the pond that relies on stormwater from Adventure Way. Your concerns about maintaining your livestock and the natural habitat are valid, and we encourage you to continue participating in the planning process to ensure your voice is heard.

If you have further questions or need additional information, please do not hesitate to reach out. We appreciate your involvement and understanding as we move forward with this project.

Best regards,

	<p>Hao Vo, Ph.D., P.E. Engineer Department of Public Works, El Paso County, CO Cell Phone: 719-439-5593; Desk Phone: 719-520-7550 https://publicworks.elpasoco.com/</p>
---	--

From: Scott Weeks <ScottWeeks@elpasoco.com>
Sent: Tuesday, July 23, 2024 4:09 PM
To: Hao Vo <HaoVo@elpasoco.com>
Subject: FW: Subject 7425 Adventure Way,7525 Adventure Way Project 191107

Hi Hao-
Would you be able to address the drainage comments below?

Thanks!
Scott

From: larrydrive@aol.com <larrydrive@aol.com>
Sent: Monday, July 22, 2024 3:55 PM
To: Scott Weeks <ScottWeeks@elpasoco.com>
Subject: Subject 7425 Adventure Way,7525 Adventure Way Project 191107

You don't often get email from larrydrive@aol.com. [Learn why this is important](#)

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Hello Scott,

My Name is Larry Driver, I reside and own the residence at 7150 Nevada Lane the end. I am curious how the water drainage and run off will be handled for this project? I own horses and a pond that depends on the water coming from Adventure way. There is a major change in elevation from the Adventure Way to my property. So we depend on water for our horses as well as the natural habitat that lives in our pond. I don't see this project as being an eminent domain issue and unsure why this would be rezoned. If my way of life changes because of it, why would it be approved? This doesn't make any sense, The storage area isn't needed for the area in my opinion. How do I maintain my livestock and water habitat? Do I get a vote about this zoning change? If my property now floods or even worse dries up how am I compensated? Can you help me understand why this would be approved at the expense of the property owners south of the project? You have my apologies if this seems like a rant but I feel the community isn't being considered with this project.

Thank you

Larry Driver
7150 Nevada Lane
phone 719-495-2791
cell 303-250-5194

VARIANCE OF USE (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. VA244
UTAH-NEVADA LANE VARIANCE OF USE

WHEREAS, N.E.S. Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Variance of Use to allow a recreational vehicle (RV) storage and mini-warehouse facility in the RR-5 (Rural Residential) and CAD-O (Commercial Airport Overlay) zoning districts for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on December 5, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County subdivision regulations; and
7. For the above-stated and other reasons, the proposed Variance of Use is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Variance of Use, the Planning Commission and Board of County Commissioners may consider criteria found in Section 5.3.4.C of the El Paso County Land Development Code ("Code") (as amended):

1. The strict application of any of the provisions of the Code would result in peculiar and exceptional practical difficulties or undue hardship;
2. The Variance of Use is generally consistent with the applicable Master Plan;
3. 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;
4. 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;
5. The proposed use will comply with all applicable requirements of the Code and all applicable County, State, and Federal regulations except those portions varied by this action;
6. The proposed use will not adversely affect wildlife or wetlands;
7. The applicant has addressed all off-site impacts;
8. The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
9. 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.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S. Inc. for approval allow a recreational vehicle (RV) storage and mini-warehouse facility in the RR-5 (Rural Residential) and CAD-O (Commercial Airport Overlay) zoning districts be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Approval is limited to the use of a recreational vehicle storage and mini-warehouse facility, as discussed, and depicted in the applicant's Variance of Use Site Plan. Any subsequent addition or modification to the use beyond that described in the applicant's Letter of Intent shall be subject to approval of a new Variance of Use request.
2. Applicant to obtain driveway access permit to Adventure Way from City of Colorado Springs.
3. Applicant shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471). Road impact fees shall be paid at time of building permit or within thirty days of Site Development Plan application approval if no building permit is required.

NOTATIONS

1. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
2. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.
3. The underlying RR-5 Zoning District and Commercial Airport Overlay District still govern the property and any future uses, density or dimensional changes to the property.
4. Approval of the Variance of Use does not endorse or waive the use of Nevada Lane for public or private access.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 5th day of December 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

Legal Description

PARCEL A:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO POINT OF BEGINNING; EXCEPT THE SOUTHERLY 430 FEET OF SAID TRACT; AND EXCEPT THE NORTHERLY 430 FEET OF SAID TRACT. FOR INFORMATIONAL PURPOSES ONLY:

PARCEL B:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THE SOUTHERLY 860 FEET OF SAID TRACT.

PARCEL C:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89 DEGREES 38 MINUTES 3 SECONDS AND RUN WESTERLY 249.74 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A 15' STRIP OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN , COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF

SAID SECTION 8, A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89° 38' 30" AND RUN WESTERLY 249 74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE 15 FEET, MORE LESS, TO A POINT ON A LINE EXTENDED SOUTH FROM THE EAST BOUNDARY LINE OF THE EAST PORTION OF PARCELS A-2 AND B-2 AS DESCRIBED IN DEED RECORDED APRIL 27, 2000 UNDER RECEPTION NO. 200046023; AND THEN ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041 44 FEET; MORE OR LESS, TO A POINT OF THE NORTH LINE OF SAID SECTION 8; THENCE ANGLE RIGHT AND RUN ALONG THE NORTH LINE OF SAID SECTION 15 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED DECEMBER 23, 2010 UNDER RECEPTION NO. 210131368, THENCE ANGLE RIGHT AND RUN SOUTHERLY A DISTANCE OF 1041 44 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING ANY PORTION CONTAINED WITHIN THE RIGHT OF WAY OF ADVENTURE WAY.