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PCD File
PPR2527

Prepared for:
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Job number: 2025-6-10-Var

Letter of Intent for 1185 N Curtis Rd

Owner Name: Andrii Varko

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Property Address: 1185 N Curtis Rd, Colorado Springs, CO 80930

Property Tax Schedule Number: 4410000052

Zoning: RR-5, Residential Rural District

Legal Description: N2NW4SW4NW4 EX W 30 FT FOR CURTIS ROAD SEC

This Letter of Intent is submitted in support of a proposed RV, boat, and enclosed storage development located at 1185 N Curtis Rd in El Paso County, Colorado. The property is zoned RR-5 (Residential Rural District) and consists of approximately 2.2 acres of outdoor storage area within a larger rural residential parcel.

The proposed use includes:

- Outdoor gravel storage spaces for recreational vehicles (RVs) and boats with trailers
- Twenty-four (24) 20' x 8' CONNEX-type enclosed storage containers
- Controlled gated access with perimeter fence
- On-site drainage improvements including three infiltration basins

The use was approved under PCD File No. VA235. This Site Development Plan (SDP) implements that approval.

The storage area will operate as a low-intensity, rural-compatible use with no on-site retail activity, no utility expansion, and no significant traffic generation beyond what was analyzed in the approved Traffic Impact Study (TIS).

Compliance with El Paso County Land Development Code:

Section 5.2.40 – Outdoor Storage

The proposed development includes outdoor storage of recreational vehicles (RVs) and CONNEX-type storage containers. The outside storage areas are shown on the Site Development Plan (SDP) and comply with the requirements of El Paso County Land Development Code Section 5.2.40 as follows:

- A. **Applicability:** The proposed use includes outdoor storage and is therefore subject to the requirements of this Section. All applicable standards have been incorporated into the site design.
- B. **Outside Storage Standards**
 1. **Materials to be Stored and Principal Use:**

The proposed outside storage consists of operable recreational vehicles, boats with trailers, and enclosed storage containers used for personal property storage. This use is the principal approved use under PCD File No. VA235. No inoperable vehicles or salvage-type storage is proposed.
 2. **Materials Screened by Solid Fence or Vegetation:**

All outside storage areas will be enclosed by a 6-foot tall wood fence providing a minimum of 6 feet of opaque screening in compliance with this Section. The fence fully encloses the storage area and limits visibility from adjacent properties and roadways. Furthermore, there is a landscape buffer of tall trees all around the property to provide further screening.
 3. **Outside Storage Not to Exceed Height of Screening:**

Stored materials will not exceed the height of the screening fence except for operable vehicles, trailers, and storage units designed to be lifted as a single component (Conex), which are permitted by code to exceed the fence height.
 4. **Storage of Equipment and Vehicles Exceeding Height of Fence:**

Larger vehicles such as RVs will be located within the interior of the site. The layout ensures that taller stored items are positioned away from property boundaries and, where applicable, meet or exceed required setbacks from adjacent residential areas.
 5. **Storage Adjacent to Road:**

Any storage located within the road setback will not exceed 50% of the lineal frontage along Curtis Road. The site layout and fencing configuration ensure compliance with this requirement as there will be no storage along Curtis Road.
 6. **No Storage in Required Landscape Area:**

No outside storage is proposed within required landscaped areas.

Landscaping and buffer zones are maintained outside of storage areas as shown on the SDP.

7. Screening Fence Waived Between Adjacent Storage Areas:
Not applicable, as the proposed development consists of a single storage area on one parcel.
8. Salvage Yards and Solid Waste Landfills:
No salvage yard or landfill use is proposed. This development is limited to organized, operable RV and container storage.
9. Temporary Storage:
No temporary storage uses are proposed.
10. Landscaping Requirements to be Met:
The development complies with applicable landscaping requirements. Landscaping is incorporated to enhance screening, maintain rural character, and reduce visual impacts.

- C. Relationship to Site Development Plan: All outside storage areas are clearly identified on the Site Development Plan (SDP), including layout, fencing, access, and associated improvements, in accordance with this Section.

Section 5.2.50(B) – Shipping Containers

The proposed development includes twenty-four (24) CONNEX-type shipping containers within the RR-5 (Residential Rural) zoning district. The project complies with El Paso County Land Development Code Section 5.2.50(B) as follows:

- B. Shipping Containers in Residential, Forestry, and Agricultural Zoning Districts:

1. Visibility:
All shipping containers will be screened from public view in accordance with this Section. The storage area, including all containers, will be enclosed by a 6-foot perimeter fence, providing an opaque visual barrier. In addition, containers are located along the interior edges of the site to further reduce visibility from Curtis Road and adjacent properties.

No temporary screening methods (such as tarps, mesh, or chain-link slats) are proposed. Screening will be permanent and maintained for the life of the development.

2. Dimensional Standards:
All shipping containers will comply with the setback requirements of the RR-5 zoning district as shown on the Site Development Plan. Containers will not be stacked and will be placed individually at grade.
3. Compliance with the Building Code:
All required permits will be obtained through the Pikes Peak Regional Building Department (PPRBD), if applicable, prior to placement of the shipping containers. The project will comply with all applicable building and safety regulations.
4. Base Required:

Each shipping container will be placed on a suitable, level base to ensure stability and safety. The containers will be supported on the prepared gravel surface with underlying geotextile and geogrid stabilization system as shown in the Site Development Plan. This base has been designed to provide adequate support, drainage, and long-term performance.

General Approval Criteria

- A. Consistency with the Master Plan:
The proposed low-intensity storage use is compatible with the rural character and land use designation of the surrounding area. The development maintains large open areas, limited structures, and minimal site disturbance consistent with rural residential development patterns.
- B. Compatibility with Surrounding Land Uses:
The storage area is enclosed by fencing and designed to minimize visual and operational impacts. RV and container placement will be orderly and screened. No commercial storefront activity is proposed. Lighting will be limited and directed downward to prevent spillover. The use is passive in nature and generates minimal noise and traffic.
- C. Adequate Public Facilities:
The approved Traffic Impact Study confirms that existing road infrastructure is adequate to serve the proposed use. No additional public utilities are required. No traffic flow modifications are necessary.
- D. Site Design and Environmental Protection:
Three infiltration areas are provided per the approved drainage design. Non-woven geotextile and triaxial geogrid will stabilize the gravel surface and reduce erosion potential. The site will be lightly graded to maintain proper drainage patterns.
- E. Health, Safety, and Welfare:
The site will have controlled gated access, perimeter fencing, and secure container storage. Fire access will be maintained. The development does not introduce hazardous operations and maintains safe circulation within the site.

To ensure the proposed RV and mixed-use development is compatible with the surrounding area, research is conducted on the neighborhood's current land uses, zoning regulations, and community needs. The design of the facility should complement existing structures in terms of height, scale, and style. Additionally, integrating landscaping and buffer zones help the facility blend seamlessly with its surroundings. This project utilizes 76 trees within the property that are placed along the perimeter to provide a natural buffer zone all around the property. All of the existing parcels surrounding the property are prairie grasslands with few to no trees. Because 76 trees have been provided around the perimeter of the site and the existing three trees in front of the existing house are to remain, adding any more trees within the property for interior landscaping is unreasonable and would not match the style of the surrounding rural residential area. For this reason, the interior landscaping of the site includes

native seed mix prairie grass for all non-traffic areas as shown on the landscaping plan and site plan.

Maintaining the character of the neighborhood is about respecting its visual aspects. This means using building materials and colors that are prevalent in the area, or incorporating local design elements. For this project, gabion structures and gravel are used instead of concrete to increase the visual appeal by blending in with the surroundings better and at the same time reducing embodied carbon emissions.

It is also important to consider the impact of lighting and signage on the neighborhood's ambiance. This project minimizes impact of light pollution by being open only during the daytime hours to reduce the need for excessive lighting during the night. The lighting that is mounted on the house is analyzed in the photometric plan.

To ensure the facility is not detrimental to the surrounding area, traffic and environmental impacts are assessed and conducted. This includes analyzing traffic flow to avoid congestion, ensuring adequate parking, and implementing noise reduction strategies. Environmental considerations include sustainable building practices, efficient waste management, and measures to protect local nature. The proposed variance of use was approved under PCD file VA235. A Traffic Impact Study (TIS) was completed as part of the VA235 review process and is submitted with this Site Development Plan (SDP).

Aligning the RV and mixed storage lot with the area's future development plans is key. This requires understanding the long-term vision for the community and ensuring that the facility can adapt to future changes or demands. The health and safety aspects are paramount. This includes ensuring the facility has proper fire safety measures, and secure storage units. A fire truck turn analysis is prepared for this project as shown on the Fire Truck Turn Plan (F-1). The soil was analyzed through the geotechnical report submitted with this project as well as USDA soil maps which support the conclusion that the site soil will be able to bear the weight of fire trucks and vehicles without any problems.

The proposed land use will be a gravel covered outdoor area intended for RV / boat trailer storage and enclosed CONNEX type containers that will be encircled by a solid fence as shown in a development plan. Some features of the development are listed below:

- The storage area, as proposed, will cover approximately 2.2 acres.
- The currently vacant portion of the lot will be lightly graded to smooth out the surface and create a gradual slope.
- Three infiltration areas will be built on north and south of the property as shown on the site development plan.
- Non-woven geotextile underlayment and triaxial geogrid will be installed under the gravel area to stabilize the gravel and prevent erosion.

- The entire storage area will be encircled by a 6-foot wood fence that has chain-link gates at the entrance and exit. Chain-link gates are used to maintain a robust gate structure that cannot be achieved with using wood.
- RV and storage container placement is proposed on the premises. The proposed area encircled by the fence will be the storage area.
- The gravel area will be marked out and spots will be offered for rent to prospective customers on a month-to-month basis. Customers will store their own RVs within the storage area that will be opened to the public. Storage containers will be placed alongside north, south and east property edges.
 - 24 total CONNEX type storage containers sized 20'x8' will be offered as an enclosed storage to store customer's personal belongings (3,840 sq-ft total).
 - 10 Recreational Vehicle (RV) 30'x10' storage spots are proposed (3,000 sq-ft total).
 - The total combined storage area on the site is 6,840 sq-ft.
- No utilities are to be disturbed during the construction process.
- No traffic will be disturbed during the construction process, as the normal flow of traffic will not be impeded or altered in any way during or after the construction process.
- The site is not intended to be accessed at night.
- Existing one-story single-family residence will remain locked and unoccupied until brought back to good condition in coming years and then offered as a residence to a full-time premises caretaker. Until then, the access to storage facilities will be controlled via automatic key code gate on a 24/7 basis.

The total combined storage area available on the site is 6,840 sq-ft, which is the area that is used to assess the El Paso County (EPC) Road Impact Fees (RIF). The EPC RIF is calculated based on Mini-Warehouse/Outdoor Storage land use and assessed at a rate of \$447 per 1,000 sq-ft of storage space. This means that the TIS = $(6,840 \text{sq-ft} / 1000 \text{sq-ft}) * \$447 = \$3057.48$. The EPC TIS for this SDP is \$3,057.48.

Respectfully,



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