

Notice to Adjacent Property Owners

1 This letter is being sent to you because Barry Helton is proposing a setback adjustment at a property located in El Paso County. The address is 4425 Highway 85-87. This information is being provided to you prior to a submittal for the variance to the county. Please direct any questions on the proposal to the referenced contact or contacts in item#2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for the proposal.

2)For questions specific to this project, please contact:

Barry Helton PO Box 38014 Colorado Springs CO 80937 719-338-3813

Mike Bartusek 3520 Austin Bluffs Pkwy # 200, Colorado Springs, CO 80918 719-266-5212

3)The site is located at 4425 Highway 85-87 Fountain CO 80911

It is on the southeast prortion of the intersection of S Academy and Highway 85-87

The site consists of 7.6 acres zoned M1.

4) Please see the attached letter describing the request and justification.

5) The facility consists of shipping containers. There are no structures or roads. There is an extensive detention pond that has been constructed on the south end of the property for water quality control.

6) Please see attached for the waiver request and justification.

7) Please see the attached map showing adjacent properties.

To: Rio Grande Land Co.

1700 Farnam St

Omaha, NE 68102-2022

From: Barry Helton

Load and Lock Storage

PO Box 38014

Colorado Springs, CO 80937

To Whom it May Concern:

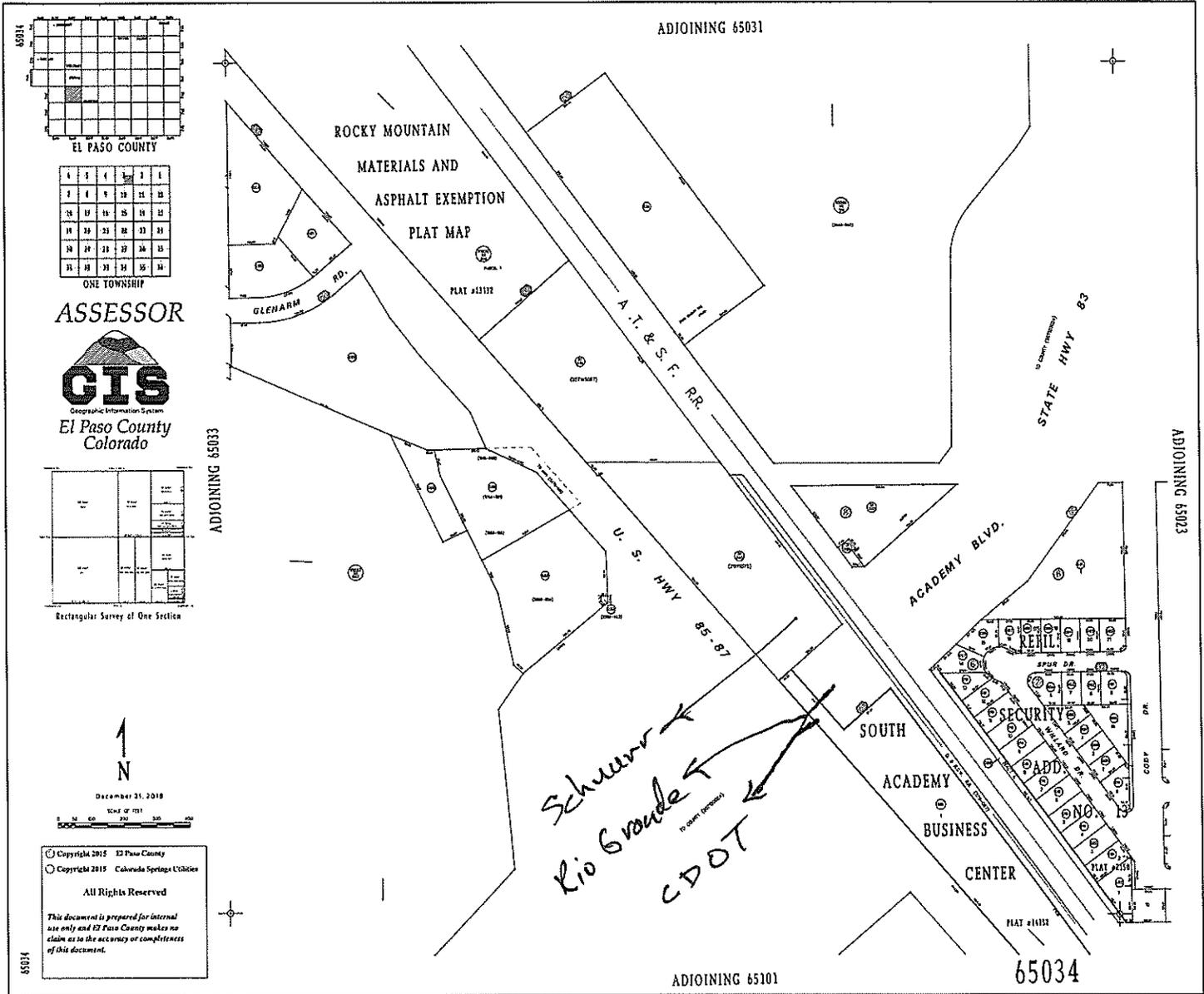
This is a letter to inform you Load and Lock Storage has applied for a setback adjustment for the property located at 4425 Highway 85-87. The variance asks for a setback of 12' from the property

line on the southern half of the west side of the property next to the 85-87 Highway. We are also asking for a setback of seven feet on the east side of the property next to the railroad right of way. Both the east and west side call for a 15' setback. The northern half of the west side of the property will have a minimum 15' setback. The north and south half are an approximation.

We feel the changes are needed to make the property a viable location for the storage facility. The narrow measurements of the property have prevented any planned developments for more than 35 years. The setback on the east is instrumental in maintaining an unobstructed flow for all water runoff. The engineered design allows any and all water from the property, the adjacent highway, and the railroad property to the east, to gather in the designed ditch and have 100% of the water flow south into the engineered detention pond located on the south end of the property. This will guarantee water quality for the entire property. The partial setback of 12' on the southern part of the west side will be much more attractive cosmetically, and will allow for more landscape square footage than would have been achieved with the containers situated end to end. They will be in a staggered formation with the closest end at 12' and the opposite end will be 20' from the property line. This will significantly increase the square footage of the landscape area from north to south.

Thank you

Barry





No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.