



# ACTION U-STORE-IT

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## LOCATIONS

3533 W. COLORADO AVE.  
3511 W. COLORADO AVE.  
2915 W. ROBINSON STREET  
525 E. LAS VEGAS STREET  
1350 ROYER STREET

625 GILLETTE STREET

Tax Schedule #- 74033-24-007 - Zoning CS

## Board of Adjustment

### LETTER OF INTENT- For 3511 W. COLORADO AVENUE

Eric and Cindy Wyatt owners of Action U Store It for 30 years. Cindy is a native and I have lived here for 60 years. We own home in Crystal Park for last 30 years located in Manitou Springs.

30 years ago we saw a demand for people needing extra storage space including ourselves. We built the storage facility at 3533 W. Colorado Ave. Its been 100 % full since being built, then opportunity came to buy 3511 W. Colorado Ave, corner lot across the street at Ridge Road and W. Colorado Ave., and we purchased it.

The City of Colorado Springs then purchased the property west of us and built a 500 year flood retention system. I installed chain link fence and gates to keep homeless out.

I am asking the board for a variance on the property set backs because of severe restrictions due to the exceptional topographic conditions as follows, north side coming off Colorado Avenue it stays fairly level, then heading south about middle of property it slopes for approximately 30' dropping 5' to 6' then it levels off. This drop in elevation stays consistent across property east to west. As shown on blueprint the six proposed storage units in middle of property will not happen. Code saying to have setbacks of 25' from property lines, not a problem if I was building a new building and put in center of property but I am not doing that. I am asking for 5' setbacks front, east and westsides, 0' backside by river. As shown on blueprint this also gives me room to plant trees, bushes, plants and mulch. The containers open doors on one side, by placing these like this it allows more room to safely drive U-Haul trucks, truck and trailers having room to back up and turn around and pull out.

There is a great demand for this community service. We are a 100% full at most times And most of the renters are nearby residences, homeowners , businesses, apartment renters not having enough room to store their belongings. We have renters that have been with us over 15 years including Manitou Chamber of Commerce, Open Space Trails, Pikes Peak Cog Railroad, and other small businesses from Manitou, westside and up Ute Pass. A wide range of people, homeowners, renters.

At 3533 W. Colorado Ave., storage units, County Planning allowed 0' lot line setbacks east, south, 3' west, along Colorado Ave. We set back building so you could drive off avenue into front doors of building. Theres a strong demand for this type service for the community.

Sincerely, Eric & Cindy Wyatt