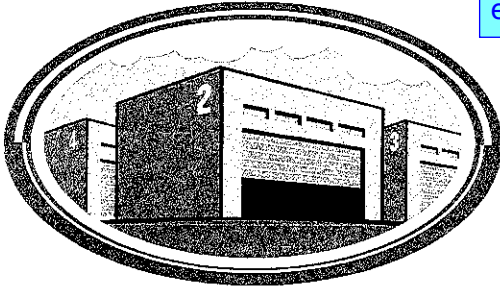


Please include a statement regarding how many individual existing/proposed storage units are on the property.



ACTION U-STORE-IT

Eric & Cindy Wyatt

950 Neon Moon View

Manitou Springs, Co 80829

Phone: 719/685-1505 cell-719-499-2704

EMAIL: actionex@comcast.net

LOCATIONS

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

Tax Schedule #- 74033-24-007-

Zoning CS

625 GILLETTE STREET

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.~~

NOTE: Because this project will be presented before the Board of Adjustment (BOCC), I would suggest breaking the document up into clearly labeled categories. For example, "Background", "Current Zoning and Development Requirements", "Dimensional Variance Request", "Hardship", "Compatibility with Surrounding Area", etc. Organizing the letter in this way will make it easier for the Commissioners to evaluate your request and conformance with the Code criteria.

ACTION: The area in red hatching above should be removed entirely. Each Dimensional Variance request is property-specific and granted based on the unique conditions of that particular lot. Perceived precedent is not considered.

NOTE: Consider including more information about how the 5'-6' grade difference which consistently and evenly over the span of the entire property causes a hardship that restricts placement of the shipping containers. The Board will likely have questions as to how this constitutes an "*exceptional topographic condition*".

ACTION: Clearly state that the standard CS zoning district setback requirement is 25' from all property lines.

NOTE: You mentioned a 5' setback on the west side, but one of the shipping containers along that property line is within the proposed 5' setback. Either relocate this shipping container or adjust the western setback request.

NOTE: You will need to communicate with County DPW and the City regarding the required width of the entrance and required site distance triangle. This may impact the number of shipping containers and their placement along the north.

ACTION: You are also asking for relief from the landscaping requirements of the Code, this needs to be part of the written request. The Code standard must be identified and the current request will need to be explained individually.

1. The northern property line has a roadway landscaping requirement which includes a 20' minimum depth area with a calculation of 1 tree per every 25' of roadway frontage (this results in 5 required roadway trees).

2. The eastern property line has a zoning district buffer and screening requirement due to the adjacent MX-M City zoning (mixed use). There is an approved building permit in PPRBD's system for residential units on this property. The minimum depth area is 15' with 1 tree for every 25' of common property line, and 1/3 of the trees must be evergreen.

NOTE: There is no required landscape buffer requirement along the south (creek) or east (drainage).

3. The internal landscaping requirement for non-residential uses = 5% of the total lot/parcel. This would result in 1,095 sq ft of internal landscaped area. This would also require a minimum of 2 trees or 1 tree and 10 shrubs.

ACTION: Include a paragraph of alternatives that were explored and why they are not practical for this property. Example- adjusting the layout of the shipping containers to meet the setback requirement, doors facing the perimeter of the lot, and having the drive aisle go around the outside. Why is this not practical? Alternatives explored will be a discussion point during the hearing, so please be prepared to explain and discuss.

ACTION: Clearly describe your use of the property. The Land Development Code calls this a "Mini-Warehouse". (Definition is below.) Your site plan also mentioned a "Manager's Residence" but it was not labeled. The Code *does* allow for this supporting use for a Mini-Warehouse. The Code calls this a "Caretaker's Quarters". Include this in your description (and any business office space, etc.).

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.

Caretaker's Quarters — A dwelling, mobile home, manufactured home, or apartment unit within the principal building occupied only by a caretaker and immediate family, which is accessory to the principal commercial or industrial use.