



September 16, 2021

Name

Address

Re: Colorado Springs Utilities Northeast Gravel Staging Area

Dear Landowner,

This letter is being sent to you because Colorado Springs Utilities (Utilities) is proposing a land use project in El Paso County at 7723 Carefree Circle North. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts below. 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 County 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 this proposal.

For questions specific to this project, please contact:

Applicant

Colorado Springs Utilities
456 West Fontanero Street
Colorado Springs, CO 80907
Contact: Clint Barden
Telephone: 719-668-4735
Email: cbarden@csu.org

Consultant

Burns & McDonnell
9785 Maroon Circle, Suite 300
Centennial, CO 80112
Contact: Derek Holscher
Telephone: 303-474-2204
Email: dholscher@burnsmcd.com

The proposed project consists of the construction of a gravel staging area west of the Utilities' existing Gas Propane Air Plan (GPAP). The new staging area will be used to quickly access materials when working on projects in the northeastern portion of Colorado Springs. Please see the enclosed Vicinity Map for the project location. Additional project details are provided below.

Site Location, Size and Zoning

The proposed site for the gravel staging area is located at 7723 Carefree Circle North, adjacent to Utilities' existing GPAP near the intersection of Carefree Circle North and Marksheffel Road

September 16, 2021



(Parcel Number 5329400005). The overall parcel is approximately 9.5 acres. The staging area will reside on the northern portion of the parcel, on approximately 5 acres. Current zoning is residential rural, RR-5.

Request and Justification

Utilities is expanding the existing Briargate substation, located at the John Pinkerton site (East Woodmen Road and North Powers Blvd.), into the adjacent parcel that currently contains Utilities' Northeast gravel staging area. As a result of the substation expansion, Utilities is looking to relocate their Northeast gravel staging area from the existing John Pinkerton site to the property west of Utilities' GPAP. The gravel staging area will be used daily to quickly access materials and for emergency repairs when supporting the Northeast portion of their service territory. The new Northeast gravel staging area will encompass approximately 5 acres for storing sand, soils, rock, rip rap, and other like materials. This will not be a production site; it is a storage yard for quick access to materials when working on projects in the Northeast part of Colorado Springs.

Existing and Proposed Facilities, Structures, and Roads

The existing site is undeveloped. A 7-foot-tall chain link fence with an additional 1-foot outrigger with barbed wire currently bounds the north and west property lines; additional new fencing is proposed along the east and south property lines. The existing paved driveway off Carefree Circle North that is currently used to access the GPAP, will also be used to access the gravel staging area. This driveway is currently gated and will remain as such. A new asphalt driveway and an associated tracking pad will be constructed off the existing driveway to accommodate vehicles accessing the staging area. A new gate will be constructed at the entrance to the staging area (Gate 1) and an additional gate will be constructed along the existing driveway for entrance into the GPAP (Gate 2).

Utilities is proposing to place a storage/shipping container on the site to be used as a scale house. The dimensions of the container will be 8 feet wide by 20 feet long by 8 feet high. The scale house will not be occupied. The scale house and the associated scale will be located on the eastern portion of the site.

Waiver Request and Justification

Utilities is requesting a partial waiver from the landscape requirements found in the El Paso County Land Development Code [LDC 6.2.2.(G)(1)(f) Outside Storage Landscaping Requirements]. Utilities is proposing to install privacy fence slats in the existing fence along the north and west property lines as an alternative to shrubs and trees. According to the manufacturer specifications, the slats provide approximately 98% privacy. The height of the existing fence is 7 feet with an additional 1-foot outrigger with barbed wire. Due to the elevation of the parcels to the west of the site, trees and shrubs are unlikely to provide sufficient screening. Additionally, there is no space available for planting trees and shrubs outside of the fence on the north and west sides as the existing chain link fence is installed on the property line. The material storage piles will not exceed the height of the fence.



If you have questions regarding the material included in this notification letter, please contact me at dholscher@burnsmcd.com or 303-474-2204.

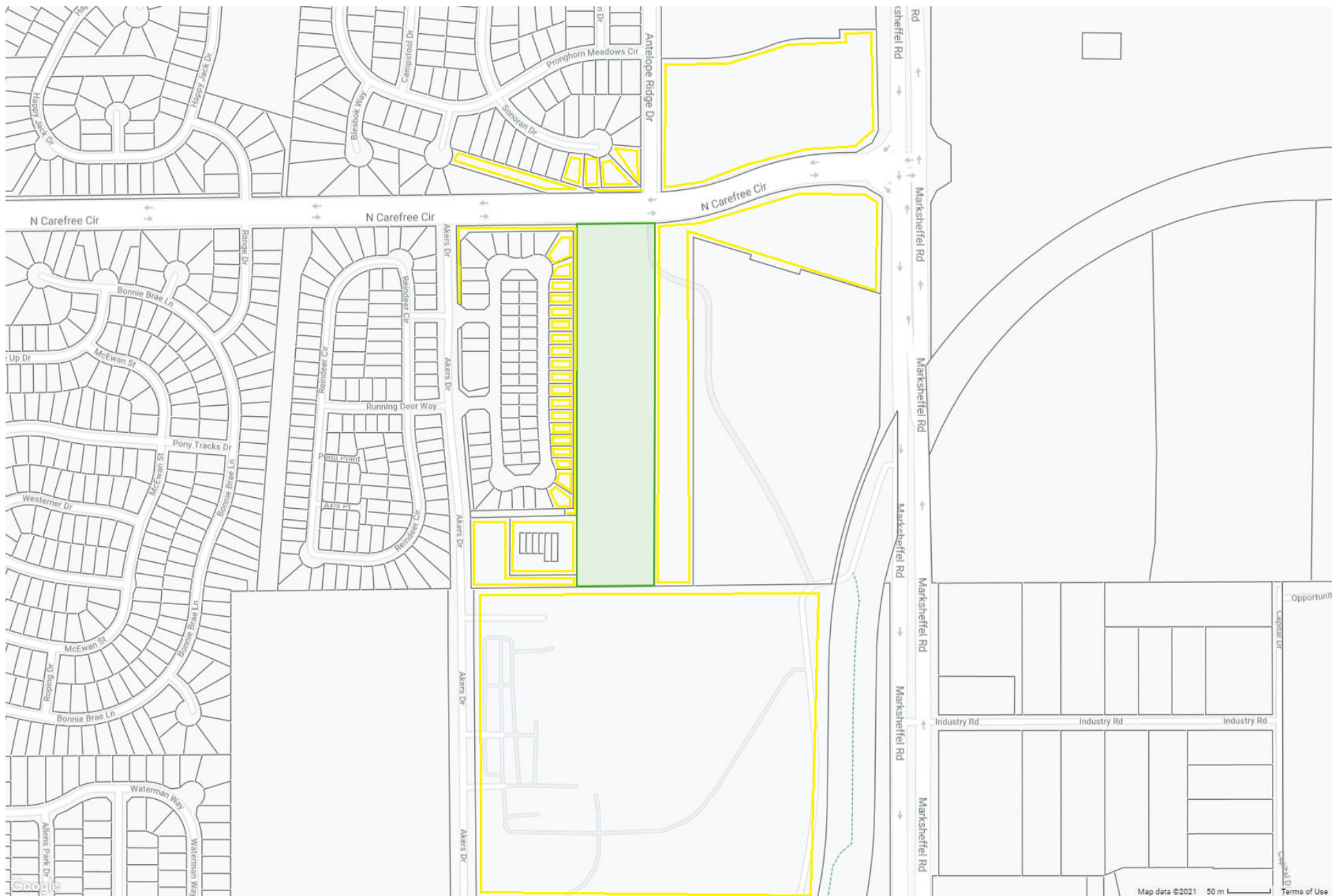
Sincerely,

A handwritten signature in blue ink, reading "Derek Holscher".

Derek Holscher
Project Manager

Enclosure: Vicinity Map

September 16, 2021



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