



City of Woodland Park

City Council

October 3, 2024 at 6:30 PM

AGENDA

5:00 Worksession - Meadow Wood Sports Complex Master Plan discussion and priorities for the 2025 budget year.

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Presentation on upcoming tax question on the November 5th ballot for the Ute Pass Regional Ambulance District.
(Presenter Chief of UPRAD, Tim Dienst)
 - B. Presentation on Proposition 123, Dedicating State Income Tax Revenue to Fund Housing Projects Initiative voted on by the voters and passed in 2022. (A)
(Presenter Budget Manager Burleson)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Approval of the September 19, 2024, regularly scheduled City Council Meeting Minutes. (A)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
(Public Comment may be heard)
8. **ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
9. **PUBLIC HEARINGS**
(Public comment may be heard)
 - A. Approval of Resolution No. 926, Series 2024, an Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review (File #A24-0074): A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ) (Presenter CJ Gates, Senior Planner)
10. **NEW BUSINESS**
(Public comment may be heard)
11. **REPORTS**
(Public comment not necessary)

- A. Mayor's Report
- B. Council Reports
- C. City Attorney's Report
- D. City Manager's Report

12. Executive Session

- A. **Executive Session - Pursuant to C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators - regarding land acquisition for the purposes of securing water resources.**

Key to agenda abbreviations:

(A) Administrative- matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



City of Woodland Park

September 19, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a 5:30 pm work session on priorities and projections for the 2025 Budget, Mayor Case called the regularly scheduled Council Meeting to order.

The following members of Council were in attendance: Mayor Case, Mayor Pro-tem Nakai, Councilmember Baldwin, Councilmember Geer, Councilmember Harvey, Councilmember Jones and Councilmember Smith.

The following members of staff were in attendance: City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq, Budget Manager Burleson, Communications Coordinator Higgenbotham, Planning Director Schminke, Utilities Director Wiley, Operations Manager Felts and Deputy City Clerk Sauer.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Progress update on reservoir.
(Presenter Utilities Director Wiley)

Utilities Director Wiley shared an update on the proposed reservoir. Wiley shared that there has been a Geo Tech investigation which identified some site access issues and that they have been in discussion with regulatory agencies. Wiley is currently working on preliminary options and cost estimates for access and will be bringing them to the Council in the near future.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A. Approval of the August 2024 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

Mayor Case asked the Council to consider all three items together on the Consent Calendar. Deputy City Manager/City Clerk Leclercq shared that she had a correction to the September 5, 2024, Council Minutes. Leclercq shared that she listed a speaker two times in the minutes and that she would be amending that.

The following motion was made.

Motion: to approve the August 2024 Statement of Expenditures, the August 15, 2024 Council Minutes and the amended September 5, 2024 Council Minutes. Nakai/Geer. Motion carried 7-0.

- B. Approval of the August 15, 2024 City Council Meeting Minutes. (A)
- C. Approval of the September 5, 2024 City Council Meeting Minutes. (A)

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

The following individuals spoke regarding items not on the agenda.

Eric Lockman shared that he has not been pleased with the process of bringing ordinances to the Council agenda. Lockman shared that sometimes Denver's practices are not the best practices for the City of Woodland Park.

Lacy Winter invited the Council to attend a Chili Cook Off that Colorado Christian school will be hosting in October.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

9. PUBLIC HEARINGS

(Public comment may be heard)

- A. Approval of Ordinance No. 1483, Series 2024, an Ordinance Amending Title 8 of the Woodland Park Municipal Code by adopting a new chapter 8.16 regarding off-street parking and loading area maintenance. (L)
(Presenter City Manager Vassalotti)

Mayor Case introduced Ordinance No. 1483, Series 2024 and asked the Council for Council discussion.

Councilmember Baldwin shared that she would not be voting for this Ordinance.

Councilmember Geer shared that the original intent for this Ordinance was for large parking lots and that he could not support this Ordinance the way that it is written.

Councilmember Harvey thanked legal for preparing the Ordinance and that she does not support it as written.

Councilmember Jones shared that he was not happy with this Ordinance and would not be supporting it.

Councilmember Smith shared that he is here for the people and the small business owners and would not support this Ordinance.

Mayor Case shared that she was not in support of this Ordinance from the very beginning.

Following Council discussion, Mayor Case opened the Public Comment portion of the Public Hearing and the following individuals spoke.

Carl Anderson shared that he appreciated how the vote is swaying and that he feels this is not the proper role of government.

Debbie Miller shared that the Chamber put out a position paper on this item yesterday and that the Chamber represents both big and small businesses. The Chamber felt that there could be a more palatable solution.

Bill Page and Brian Nance both spoke about some issues they were having with trash in their parking lots at Gold Hill.

Wade Holder shared that this is not the business owners' issue and that the City should take care of their own potholes.

Stephanie Cassada shared that she appreciated where the Council was on this ordinance.

Susan Schaeffer shared that "just because you can doesn't mean you should".

There being no further public comment, Mayor Case closed the Public Hearing and the following motion was made.

Motion: to approve Ordinance No. 1483, Series 2024, an Ordinance Amending Title 8 of the Woodland Park Municipal code by adopting a new chapter 8.16 regarding off-street parking and loading area maintenance. Geer/Nakai. 0-7 with the entire Council voting no.

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Case shared the upcoming events for the next two weeks. Mayor Case also shared the obituary of Lynn Collup's passing. Collup was instrumental in spearheading the building of the hospital.

B. Council Reports

Councilmember Baldwin shared a list of the ordinances Council has passed since the election and shared that she did not feel the Council was ordinance happy.

Councilmember Geer shared an update on the Avenger Open Space and also shared that Parks and Recreation was currently accepting basketball registrations. Geer also shared that Parks and Recreation was currently looking for basketball officials.

Councilmember Harvey shared that this Friday the Keep Woodland Park Beautiful Committee would be hosting a cemetery clean up.

Councilmember Jones shared that he attended the TAVA House groundbreaking and that it was well attended.

Councilmember Smith shared a flier on grants available to support teachers in rural Colorado.

C. City Attorney's Report

No report.

D. City Manager's Report

City Manager Vassalotti shared an update of the DDA.

12. ADJOURNMENT

There being no further City business, Mayor Case adjourned the Council meeting at 7:20 PM.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____, 2024

Kellie Case, Mayor



STAFF REPORT

TO: Mayor Case and City Council

FROM: CJ Gates, Senior Planner

DATE: October 3, 2024

SUBJECT: Approval of Resolution No. 926, Series 2024, an Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review (File #A24-0074): A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. **(QJ)** (Presenter CJ Gates, Senior Planner)

BACKGROUND:

This item is a Conditional Use Permit (CUP) and Site Plan Review (SPR) Extension for the previously approved Ute Pass Self Storage Storage (formally known as Woodland Park Self Storage) which permitted a 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. Per City Code, Conditional Use Permit approvals are valid for a total of two years unless the applicant has gained approval of a Zoning Development Permit (ZDP) or an extension has been granted by the City Council. If the extension request is approved, the entitlements for this application will expire on July 19, 2026.

Please see attached detailed staff report.

RECOMMENDATION: Based on the Planning Commission's recommendation, staff recommends City Council approve Resolution No. 926 Series 2024 documenting the approval of a two year extension of Woodland Park Self Storage Conditional Use Permit and Site Plan: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone pursuant to Municipal Code §18.57.090, and the approving Resolution clearly states that the development is still subject to all the conditions and dimensional specified in the original approval.

ATTACHMENTS:

1. CC Staff Report WP Self Storage CUP Extention
2. WP Self Storage Ext to 2026 Resolution 926
3. 2024.09.12 PC Meeting Minutes - DRAFT
4. Woodland Park Self Storage (Ute Pass) CUP Ext Application
5. Woodland Park (Ute Pass) Self Storage 2018 Approved Site Plan
6. Ordinance 1330, Series 2018

7. 7. Resolution No. 872, Series 2021
8. 8. Resolution No. 895 Series 2022
9. 9. Woodland Park Self Storage EXT City Redline Comments Packet
10. 10. CORE Comment Email 8.27.2024
11. 11. CDOT RC_09-09-2024_Teller_024A_Woodland Park Self Storage



City Council Staff Report Public Hearing October 3, 2024

Agenda Item

9A

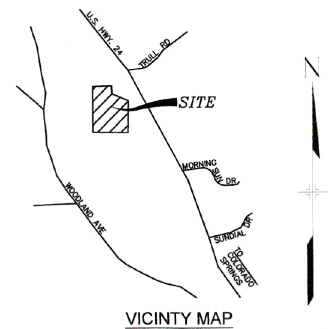
Department

Planning

Presenter

C.J. Gates
Senior Planner

Figure 1: Vicinity Map

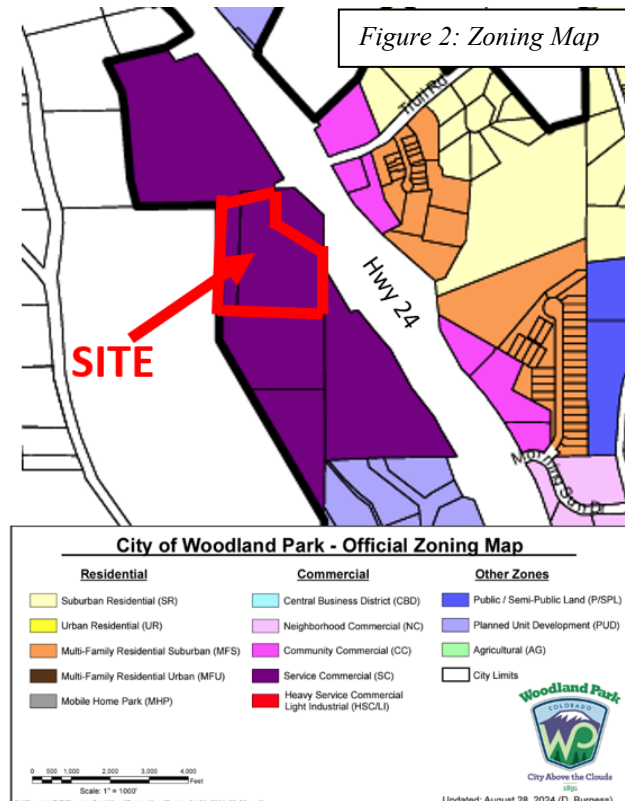


AGENDA ITEM 9A

(File #A24-0074) Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ)

BACKGROUND

This site is a 4.75-acre parcel of land west of Highway 24, south of Trull Road in the southeastern portion of Woodland Park. The subject property is zoned Service Commercial (SC) as seen on the zoning map below.



Access to the site is on the north side of the property via Trull Road. Woodland Village Mobile Home Park located to the southeast which is also zoned SC. To the north is the Woodland Park Saddle Club property. The parcel bordering the subject property to the Northeast is owned by the City of Woodland Park and is where one of the City's lift stations is located.



As seen below are site photos from the view of Highway 24.



On July 19th, 2018 City Council Approved a CUP and Site Plan (CUP18-01) request to allow for a 72,400 SF self-storage facility on 4.75 acres via Ordinance 1330 Series 2018. The original approval allowed for a 72,400 SF self-storage facility on 4.75 acres. Below, Figure 6 is a screen shot of the approved site plan. Figure 7 below is a screen shot of the color renderings of the approved plans.

Figure 6: Approved CUP Site Plan

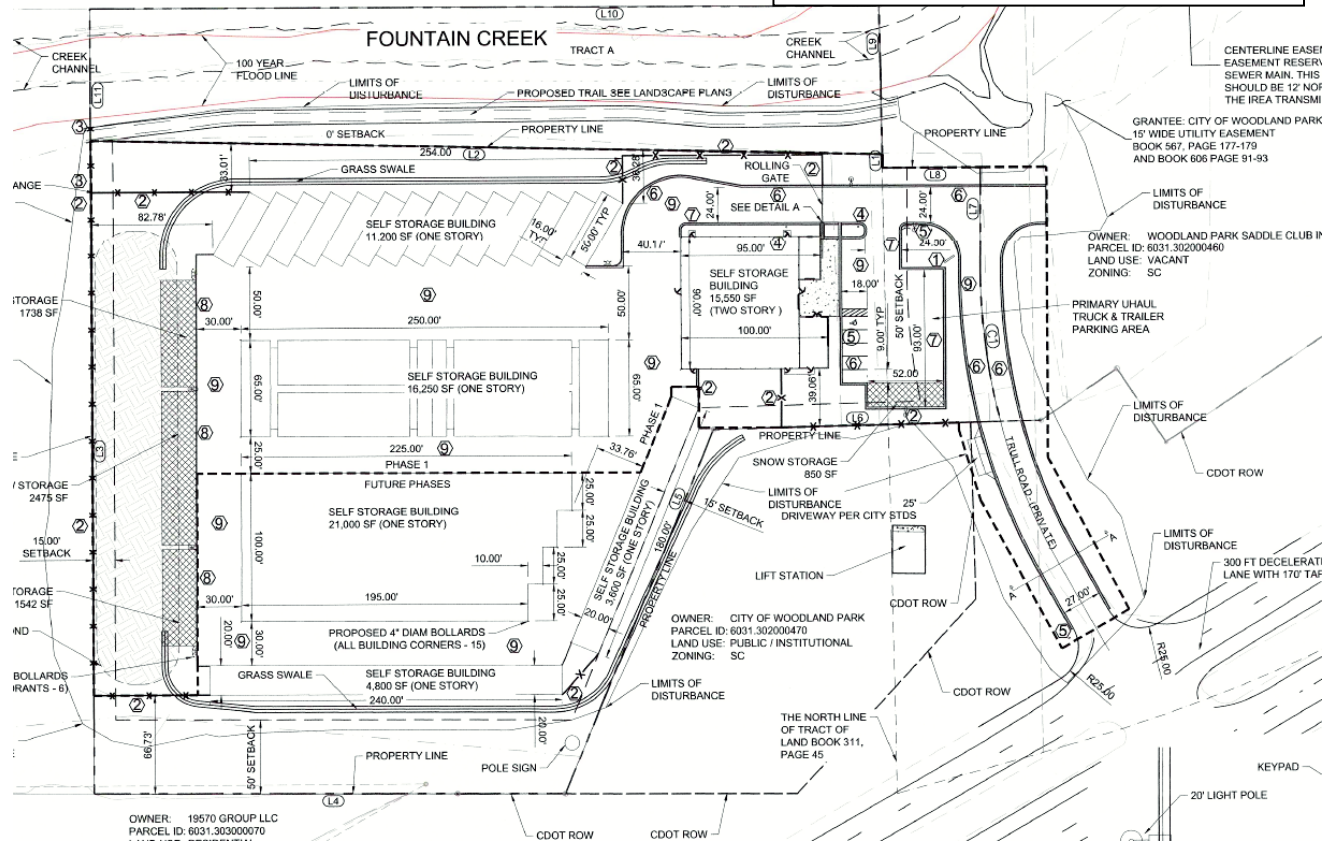
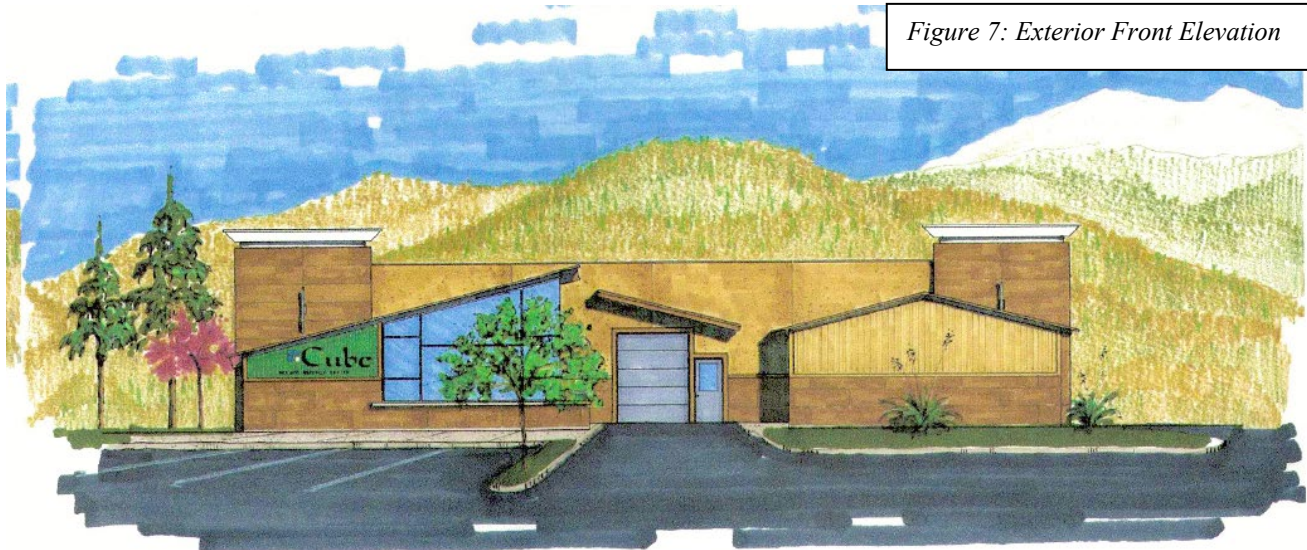


Figure 7: Exterior Front Elevation



North-W Elevation
(front)

PRIOR EXTENSIONS & ACTIVITY

Since the original approval of the CUP, there has been several extensions of the entitlement and some activity revolving around the development. Below is a timeline of the extensions and activity that has taken place since July 19, 2018.

- **February 6, 2019** – Applicant/Owner submitted an application for a commercial development ZDP for the building.
- **February 20, 2019** – ZDP application for a grading permit was submitted. Without construction activity commencing, this ZDP and the ZDP for the building expired after one year (February 2020). The original CUP/SPR expired July 19, 2020.
- **January 29, 2021** – Applicant/owner submitted a ZDP request for waterline infrastructure as well as a request to extend the CUP/SPR for this project. At that time the staff finding for the CUP/SPR extension request was: *“Staff believes that it is reasonable to extend the CUP and SPR to 2022 finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (i.e. COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially affect the CUP and SPR approvals for this development and all the conditions approved still stand and apply”.*
- **March 4, 2021** – The first CUP/SPR extension request was approved by City Council with a new expiration date of July 19, 2022
- **March 15, 2021** – Director, Kip Wiley, provided a memo with a list of concerns regarding the ZDP request for waterline infrastructure stating, “Due to the number of comments and concerns I cannot approve these plans at this time.” Again, without construction activity commencing, this ZDP expired after one year (March 2022).
- **April 19, 2022** – The 2nd extension request for the CUP/SPR was submitted and was routed for review and the Deputy City Manager/Operations Director, Kip Wiley, returned the following comment: *“In regards to extending the CUP I would disapprove the request. It has been about five years with no progress. When they get to a point where they want to proceed they can resubmit.”*
Comment was also received from City Engineer, who provided the following: *“The trip generation requirements and storm water calcs have likely changed from the original submittal, so they may have to do additional improvements. Once they are ready to submit meeting the updated criteria, we can perform a detailed review.”*
- **July 21, 2022** – The CUP/SPR extension request was approved by City Council with a new expiration date of July 19, 2024

Since the last extension approval in July of 2022, the City Planning Staff has not received any ZDP submittals to further construct the storage facility.

CURRENT EXTENSION REQUEST

On July 18, 2024 City received a written request to extend CUP18-01 for two-years. According to the applicant narrative which is attached hereto, the anticipated opening date of the facility is sometime in 2025-2026. Within the narrative, the applicant states that the project has a 5-6 month construction timeline, and opening could be in the fall/winter of 2025-2026. If this extension request is approved, the CUP/SPR entitlement will expire on July 19, 2026.

Expiration and Extensions of Conditional Use Permits are governed by Municipal Code §18.57.090 – Expiration:

Authority to issue a zoning/development permit or building permit pursuant to the granting of a conditional use permit shall expire two years after the date of approval of the conditional use permit, except when one of the following conditions has been met:

- A. A zoning/development permit or building permit has been issued and is still deemed valid;*
- B. Where no construction is required, the actual commencement and operation of the use has begun; or*
- C. An extension has been granted by the city council. (Ord. 589-1993 § 6(part), 1993)*

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. Staff has received no written public comments regarding this extension proposal.

The application was referred to the City Utilities and Public Works Directors, the City Attorney, the City Inspector, the City Engineer, and the City Manager as well as external referral agencies including CORE, Black Hills Energy, CDOT, North East Teller County Fire Protection District (NETCFPD), and the City of Woodland Park Police Department.

During the referral period, staff received comments from the City Utilities Department, City Public Works Department, and CORE Electric. Full comments are attached hereto.

Kip Wiley (Woodland Park Utilities Director) commented:

“The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.”

Ben Schmitt (Woodland Park Public Works Director) made two comments on the application and stated:

“Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek”

“Renewal plans need to be reviewed by CDOT (particularly with an updated TIA), to reflect the preferred configuration based on CDOTs corridor designation.”

CORE Electric emailed City Staff on August 27, 2024 and stated:

“CORE Electric Cooperative approves the CUP extension, but applicant will be required to meet CORE’s future requirements for the transformer location and metering requirements.”

PLANNING COMMISSION FINDINGS

The Planning Commission held a public hearing on September 12, 2024 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend City Council approve a two year extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone, pursuant to Municipal Code §18.57.090, and the approving Resolution shall say clearly that the development is still subject to all the conditions and dimensional standards specified in the original approval.

STAFF FINDINGS

Based on the Planning Commission’s recommendation, staff recommends City Council approve Resolution No. 926 Series 2024 documenting the approval of a two year extension of Woodland Park Self Storage Conditional Use Permit and Site Plan: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone pursuant to Municipal Code §18.57.090, and the approving Resolution clearly states that the development is still subject to all the conditions and dimensional specified in the original approval.

ATTACHMENTS

1. Resolution No. 926, Series 2024
2. September 12, 2024 Draft Planning Commission Minutes
3. Application
4. Ute Pass Self Storage Approved CUP Site Plan
5. Ordinance 1330, Series 2018
6. Resolution 872, Series 2021
7. Resolution 895, Series 2022
8. City Comment Packet
9. CORE Comment

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 926, SERIES 2024

A RESOLUTION GRANTING A 2-YEAR EXTENSION OF A CONDITIONAL USE PERMIT WITH A SITE PLAN FOR THE PURPOSE OF ALLOWING A 72,400 SF STORAGE AND RENTAL FACILITY ON LOT 1, W.P. SADDLE CLUB SUBDIVISION FILING NO. 1 (address: 19350 E. US 24), TO JULY 19, 2026.

Whereas, the subject property is legally described as Lot 1, W.P. Saddle Club Subdivision Filing No. 1 (address: 19350 E. US 24), is zoned Service Commercial (SC), and is owned by 19350 Group LLC; and

Whereas, Ordinance 1330, Series 2018, an ordinance granting a conditional use permit and site plan review for "18.09.090.v.2 commercial warehousing and storage, 18.09.090.v.3 mini-storage warehouse, 18.09.090.v.4 professional business/office/storage warehouse" in the service commercial zone AT 19250 E US HWY 24. , was passed by City Council on July 19, 2018; and

Whereas, pursuant to Municipal Code §18.57.090 (CUP) and §18.34.110 (Site Plan), authority to issue a zoning development permit (ZDP) or building permit expires two years after the date of approval (the initial expiration date being July 19, 2020); and

Whereas, City Council approved the first CUP/SPR extension request on March 4, 2021 via Resolution No. 872, Series 2021 with a new expiration date of July 19, 2022

Whereas, City Council approved the seconded CUP/SPR extension request on July 21, 2022 via Resolution No. 895, Series 2022 with a new expiration date of July 19, 2024

Whereas, the applicant, M3XP2, LLC, submitted a request on July 18, 2024 to extend the Conditional Use Permit and Site Plan approval for two additional years; and

Whereas, pursuant to Municipal Code §18.57 (CUP) and §18.34 (Site Plan), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas, the Woodland Park Planning Commission considered the request on September 12, 2024 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas, City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public

hearing on October 3, 2024, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

Section 1. The authority to issue a zoning development permit (ZDP) or building permit for Conditional Use Permit and Site Plan (Ordinance 1330, Series 2018) for the purpose of allowing commercial warehousing and storage, mini-storage warehouse, and professional business/office/storage warehouse is hereby extended to July 19, 2026.

Section 2. This request only approves an extension. All conditions and terms of the original approval of CUP#18-001 and SPR#18-001 and as outlined in Ordinance 1330, Series 2018 remain in place and are unchanged.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 3rd DAY OF OCTOBER, 2024.

Signed by the Mayor:

Kellie Case

Attested by the City Clerk:

Suzanne Leclercq

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for September 12, 2024

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Hartsfield called the meeting to order at 6:31 p.m.

Present	Chair Ken Hartsfield
Present	Vice Chair Lee Brown
Absent	Commissioner Don Dezellem
Present	Commissioner Jarrod Newcom
Present	Commissioner Kenneth Kennedy (via Zoom)
Present	Commissioner Larry Larsen
Present	Commissioner Don Hoying
Absent	Commissioner Koal Middleton
Staff Present:	Senior Planner CJ Gates
	Planning Director Karen Schminke

Permit Technician Amy Wolin (via Zoom)

Quorum requirements are satisfied.

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** The April 25, 2024 minutes were approved with one abstention: Vice Chair Lee Brown abstained due to absence from that meeting.

4. PUBLIC HEARINGS

- A. (File #A24-0074) Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ)

Senior Planner Gates presented the staff report with a description of the 2-year extension request. The site is located south/west of US24 and south of Trull Road, in the southeastern portion of the City; zoned Service Commercial (SC); currently accessed from US 24 via an access easement from Trull Road to the north. Neighboring properties are also zoned SC and include Woodland Park Mobile Home Village to the south, a Saddle Club parcel to the north, and City of Woodland Park lift stations to the northeast. Current photos of the property, as well as the original approved site plan and architectural drawings were shown. He then reviewed this case's history: On July 19, 2018 City Council approved a CUP and SPR for a 72,400 sf self-storage facility on 4.75 acres in Ordinance 1330 Series 2018. On February 6, 2019, a commercial ZDP application for the building was submitted. On February 20, 2019, a ZDP application for a grading permit was submitted. Since construction did not commence, the ZDPs expired in February 2020. The original CUP/SPR expired on July 19, 2020. On January 29, 2021, the Applicant/Owner submitted a CUP/SPR extension, and a ZDP application for waterline infrastructure. Comments on the waterline ZDP were sent back to the

applicant in March 2021; since construction did not commence, this ZDP expired in March 2022. On March 4, 2021, the City Council approved a CUP/SPR extension to July 19, 2022. A second CUP/SPR extension request was submitted, and on July 21, 2022, the CUP/SPR City Council extended it to an expiration date of July 19, 2024. On July 18, 2024, just prior to the expiration date, the Applicant/Owner submitted a third CUP/SPR extension request asking for a new expiration date of July 19, 2026.

Senior Planner Gates explained that extensions of Conditional Use Permits are governed by MC 18.57.090: Authority to issue a zoning/development permit or building permit pursuant to the granting of the conditional use permit shall expire two years after the date of approval of the CUP, except when one of the following conditions has been met:

- A. A zoning/development permit or building permit has been issued and is still deemed valid;
- B. Where no construction is required, the actual commencement and operation of the use has begun; or
- C. An extension has been granted by the City Council.

He then noted the agencies where the application had been referred and reviewed the comments received. He also noted that no public comments were received.

Senior Planner Gates concluded his presentation noting that as there are no regulations to assess, staff does not have a position or recommendation on this extension request. If the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension of the Conditional Use Permit and Site Plan, then the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval.

Planning Commissioners had several questions and clarifications for Staff. Chair Hartsfield explained he would not be recusing himself tonight as he has not been involved in this project for years, thus he can make a fair decision. Planning Commission then clarified that access to the parcel to the south through this property is not viable with the currently approved site design. City Utilities is concerned about the inactivity on the water line and that it would have to be bored under US24. The applicant needs to work with CDOT to gain access for Trull Road. As for the history of the project's extensions, the first extension in 2021 was due to Covid delays and was approved by a close margin. The standards for a CUP approval are fairly extraordinary and can be denied. The 18.57.090 conditions were reviewed, noting that code does address CUP extension however criteria for extensions or the number of times an extension can be granted are not specified. The applicant did submit the request one day before expiration. This use is conditionally allowed in CC and SC, and Permitted Conditionally in the HSCLI and PUD zones. It was also noted that the comments and concerns about the water line and highway access were the same in 2018. Senior Planner Gates added that the same conditions would apply as approved in Ordinance 1330 Series 2018.

The applicant's representative, Michael Harper, 1483 CR 72, Woodland Park, introduced himself. He requested the CUP extension in the past, and explained that the Covid incident caused a lot of disruption in the supply chain, construction, and finance. Since 2022, the project cost and tripled interest rates prohibited the applicant from finding financing. A few months ago they did find a buyer who could accomplish the plan under this CUP.

Lee Frederick of Uplift Development Group, 622 Vista Grande, Colorado Springs, introduced himself. Uplift Development Group specializes in self-storage development. Mr. Frederick gave an overview of the once publicly traded company, which has expanded so it provides

everything from financing to building supplies to shipping. They became interested in Ute Pass Self Storage July 2024, and believe they are capable of developing this project while satisfying the City's requirements. He presented photos of other projects they had completed, including being able to complete projects in areas with stringent zoning requirements to no zoning to repurposing old unused buildings into self-storage. He is prepared to go under contract immediately if the CUP/SPR is extended.

Mr. Frederick assured the Planning Commission that he and Uplift Development Group are familiar with the site plan, and they can complete the project as approved, including the single-story plan and the approved footprint. They provide their own financing. He gave a possible schedule; a purchase date would be set upon extension approval. Ground can be broken within 90 days of resolving the water issue. Once construction begins, it takes 13-15 months to complete dependent on the weather.

Eric Smith, of Matrix Design Group, 2435 Research Parkway, Colorado Springs, has been involved in this project since the beginning. He will review, update, and resubmit the drawings. This should happen quickly if the CUP is extended as improvements already exist, and it's a good site for self-storage because of the zoning and traffic. The CDOT access permit application has to be amended to change the number of trips generated, and drainage report will be updated. The property drains to the creek, not the CDOT ROW. Water is currently on the opposite side of US24, and the boring contractor is confident it can be done.

Planning Commissioners verified with Mr. Smith the timeline for the boring and water, which will be done on a parallel track. City Utilities will be met with early on. Once plans and contracts are approved, they will break ground. The water line building time is 60 days. Mr. Frederick added that this is a similar situation to a project he did on Powers Blvd. in Colorado Springs. Mr. Smith then added that it takes about six months to get the permits in place.

Planning Commission then asked about the existing access permit for Trull Road. Mr. Smith said he has a copy of the access permit, which includes a braking and acceleration lane. Planning Commission was assured that all codes and standards, as well as the original conditions of approval, would be adhered to.

Chair Hartsfield opened and closed the public comment with no additional comments.

Planning Commission further discussed that this is an extension; they are not reviewing new plans. Staff confirmed the process of this CUP/SPR extension: if approved, then the applicant would need to submit final construction plans, they would be administratively reviewed to ensure conditions, codes, and specifications are met, and then ZDPs and building permits would be applied for and issued according to City code. The Commission was encouraged by the presented construction schedule. Also, not many commercial parcels exist in Woodland Park for this use. Since it's near the entrance to the City, it needs to be done right.

MOTION: Commissioner Larsen motioned, and Commissioner Newcom seconded, that the Planning Commission finds that the extension is warranted and recommends City Council grant a two-year extension of (File #A24-0074) Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone pursuant to Municipal Code §18.57.090, and the approving Resolution shall say clearly that the development is still subject to all the conditions and dimensional specified in the original approval.

With no additional discussion, the Chair called for the vote:

YES: Brown, Newcom, Kennedy, Larsen, Hoying, Hartsfield.

NO: None.

Motion carries 6 – 0.

The City Council Public Hearing is scheduled for Thursday, October 3, 2024 at 6:30 P.M.

5. **REPORTS:** Planning Director Schminke informed the Planning Commission that in regard to the code review project, she and the City's consultant, Jennifer Gardner, attended a PRAB meeting to talk about the subdivision development process in relation to open space/recreation space requirements and recommendations, which are currently under "supplementary standards." She also noted the City is currently without a City Engineer on Staff, and are utilizing contracts for on-call services. The search to fill the position will begin soon. The next Planning Commission meeting is a work session on September 26, 2024 at 6:30 p.m.

Chair Hartsfield inquired about the sidewalk requirements, particularly at the new Fred's Towing parcel at the southeastern edge of the City. Director Schminke explained that when a development application is reviewed, City Code usually allows for a developer/applicant the option to either build the sidewalk or to pay Fees in Lieu of a sidewalk. The fees in lieu are collected in place of construction, and used for the intended general use in the City. The original approval for Fred's Towing included payment of fees in lieu of installing the sidewalk, however the developer did not like that amount due and has been considering installing the sidewalk instead. However, he is not comfortable with that cost either, especially since this property is located at the edge of town and the sidewalk will be a dead end.

6. **ADJOURN:** The meeting was adjourned at 7:45 p.m.

Approved this _____ day of _____, 2024 by

Ken Hartsfield, Chair



2024 GENERAL APPLICATION

(Revised 1/1/2024)

Received 7-18-2024

Project # **A24-0074**

Case # **CUPSPR2018-001**

Fee(s): See City of Woodland Park

Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- | | | |
|--|---|---|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☒ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name M3XP2, LLC
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 750 E US HWY 24, Suite 202, Woodland Park, CO 80863
- d. E-mail Address M3XP2.1@gmail.com
- e. Phone Numbers Home _____ Work 719-963-6971 Mobile 719-963-6971

2. Property Owner Information (if different from above)

- a. Name 19350 Group, LLC Project Contact? Yes ☒ No ☐
- b. Mailing Address 750 E US Hwy 24, Suite 202, Woodland Park, CO 80863
- c. E-mail Address M3XP2.1@gmail.com
- d. Phone Numbers Home _____ Work 719-963-6971 Mobile 719-963-6971

3. Site Information

- a. Site Address 19350 E US HWY 24, Woodland Park, CO 80863
- b. Lot 1 Block _____ Subdivision WP Saddle Club 1
- c. Property Zoning SC Lot Size 4.75 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name Ute Pass Self Storage
- b. Brief Description of Project/Request 2yr-Extension of existing approval
-

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact Greg Shaner, PE
- ii. Firm Name Matrix Design Group, Inc
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address gregory_shaner@matrixdesigngroup.com
- vi. Phone Numbers: Business 719-575-0100 Mobile _____

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) General Contractor

- i. Project Contact David Harvey
- ii. Firm Name GYS General Contracting
- iii. Physical Address 791 Cooper Center Parkway, Colorado Springs, CO
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡  18 JUL 2024
Owner Date

➡ _____
Owner Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

➡  7-18-2024
Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

UTE PASS SELF STORAGE SUMMARY

The 19350 Group, LLC are the owners of a 4.75 acre vacant property at the Southwest quadrant of the intersection of US Hwy 24 and Trull Road, in Woodland Park, CO. The “Ute Pass Self Storage” project will be a new construction, first of its kind, climate controlled, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 climate-controlled units, it will have a total of 522 total units in the project. We anticipate about a 6-8 month time frame for construction, with opening date in 2025.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known Uplift Development LLC, based in Colorado Springs, Colorado. This asset will be constructed and managed by Pro Self Storage, a division of Argus Self Storage Advisors which currently manages over 25 facilities in Colorado and over 150 nationwide. Pro Self Storage will utilize best-in-industry marketing, pricing, access and management practices to generate strong lease-up and growing revenue streams and has a highly functional no-contact leasing platform and online, recurring payment system that perform effectively under current stay-in-place conditions as well as normal circumstances.

The 19350 Group, LLC is comprised of seasoned, local real estate investors, market experts and vested community members in and around Woodland Park. The group is focused on a long-term return and is prepared to support this project as it progresses to stabilization and positive cashflow.

To this point, the project was approved on July 19, 2018 and a first CUP extension was approved in February of 2021. A second approval of the CUP was approved in July of 2022. This particular Conditional Use Permit extension is requested because of the following factors:

- 1.) The project has experienced interest rate pressure in the general lending environment that has caused unfavorable revisions to the proforma for the overall development.
- 2.) Construction costs continue to climb, despite the overall decline in the commercial real estate market. Costs to construct, in a new-build, contribute to negative pressure on the project proforma.
- 3.) Timing for construction and opening:
 - a. Weather conditions. We’re too late this year to start construction for the project, so we must wait until Spring of 2025 to break ground.
 - b. With a 5-6 month construction timeline, opening could be in the fall/winter of 2025-2026.

We are working diligently with the City of Woodland Park Planning department to complete the review of comments that they have already provided. Matrix Engineering has been the Civil Engineer on the project all along and they will continue to finish up requirements that the City presented to us.

With interest rates anticipated to decline over the next year, and our ability to construct with GYS development in the next spring, and so much has already approved for the Development, and with no changes in the overall plan, design or concept, we are respectfully asking for this CUP extension to be granted for 1 year so that construction can fully start in the Spring of 2025.



Know what's below.
Call before you dig.

SHEET INDEX	SHEET NO.
TITLE SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
PHOTOMETRIC PLAN	5-6
LANDSCAPE PLAN	7-8
BUILDING ELEVATIONS/ARCHITECTURAL DETAILS	9-10

FLOODPLAIN STATMENT

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 0206D DATE SEPTEMBER 25, 2009. THE DEVELOPED PORTION OF THE SITE IS IN ZONE X.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 576655 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, BEING A PORTION OF GOVERNMENT LOT 2 (SW1/4 NW1/4), GOVERNMENT LOT 3 (NW1/4 SW1/4) AND GOVERNMENT LOT 4 (SW1/4 SW1/4) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658582 AND A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658583, ALL OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" FROM WHICH AN ANGLE POINT ON SAID WESTERLY LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658582, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" BEARS N01°08'13"W, A DISTANCE OF 491.31 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N88°52'33"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583, A DISTANCE OF 417.09 FEET TO A COMMON ANGLE POINT THEREON AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N88°52'33"E, A DISTANCE OF 109.99 FEET;
THENCE N00°02'16"E, A DISTANCE OF 66.25 FEET;
THENCE S89°42'58"E, A DISTANCE OF 69.55 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A 399.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°56'53", AN ARC LENGTH OF 104.35 FEET (THE LONG CHORD OF WHICH BEARS N82°48'38"E, A LONG CHORD DISTANCE OF 104.06 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24;
THENCE S01°19'57"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, ALSO KNOWN AS TRACT OR PARCEL NO. 66 AS DESCRIBED IN STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS - STATE OF COLORADO, FEDERAL AID PROJECT NO. F-RF 024-2(1), RIGHT OF WAY PLANS DATED R.C. 12/1/74 AND THE SOUTHERLY EXTENSION THEREOF, SAID SOUTHERLY EXTENSION BEING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 573169 OF SAID COUNTY RECORDS, A DISTANCE OF 195.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE S67°26'22"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 573169, A DISTANCE OF 266.57 FEET TO THE EASTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 AND A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;
THENCE S00°17'02"W ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 701389 OF SAID COUNTY RECORDS, A DISTANCE OF 320.86 FEET;
THENCE N89°59'29"W, A DISTANCE OF 532.24 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583;
THENCE N00°02'05"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 658583, A DISTANCE OF 537.18 FEET TO THE POINT OF BEGINNING.

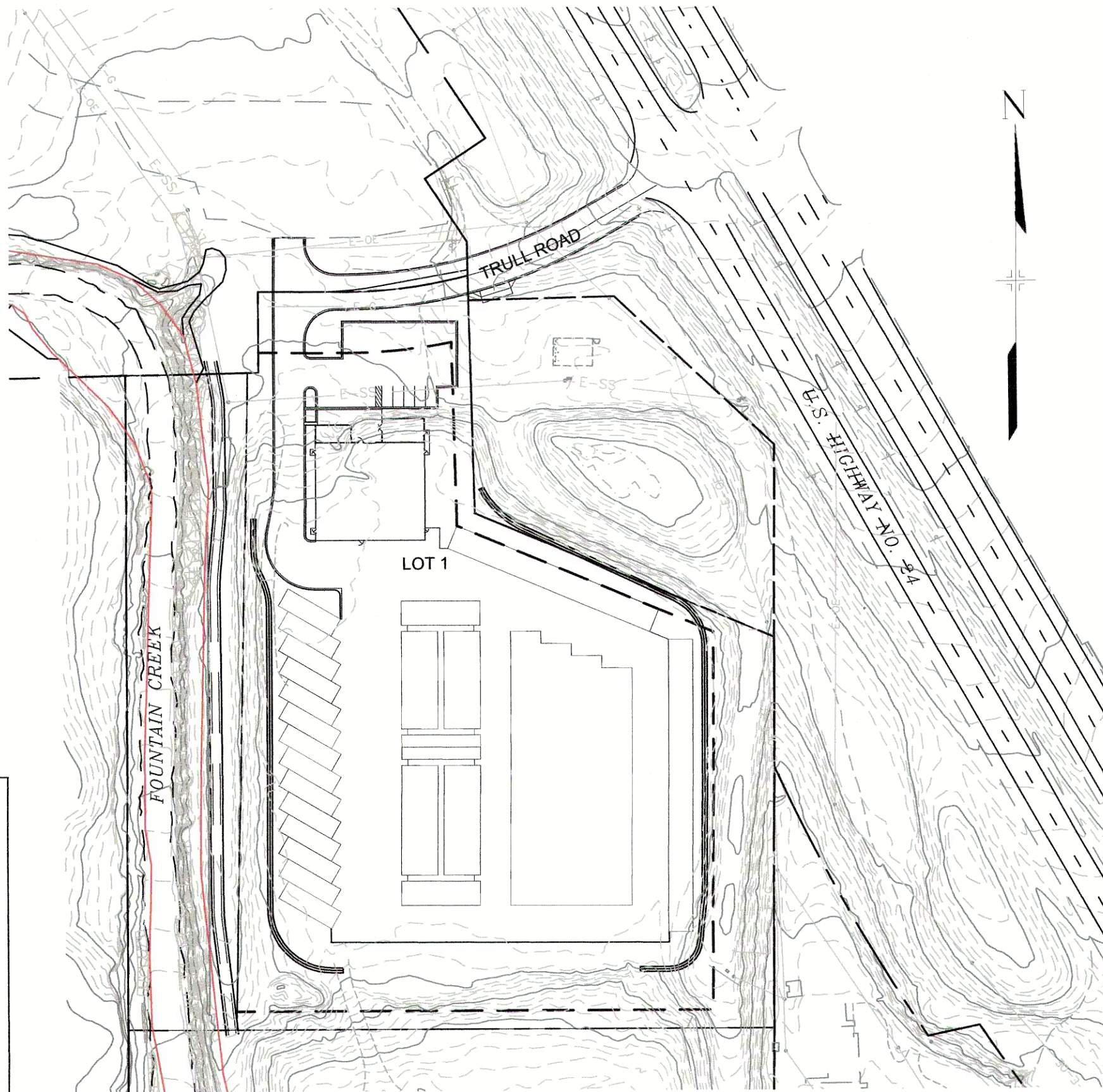
SAID TRACT CONTAINS 5.92 ACRES OF LAND, MORE OR LESS.

APPROVAL CONDITIONS & RESTRICTIONS

(Per Ord. No. 1330, Series 2018)

The Site Plan Review and Conditional Use Permit for uses "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" is hereby approved subject to the following conditions

- The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen and deciduous trees and shrubs along the edge of the grass area along the west boundary of Highway 24 of sufficient density and type to mitigate the visual impact from the highway. If CDOT does not approve of berming or landscaping within the CDOT right of way, then berming and/or landscaping shall be proposed on the City property.
- Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- All on-site landscaping provided as part of this CUP/SPR approval shall be maintained by the property owner. Off-site landscaping installed by Applicant shall be maintained until such vegetation is established and then maintained by City of Woodland Park and/or CDOT.
- Signage shall be approved by separate Zoning Development Permit application.
- All exterior lighting shall be full cutoff, 3,000K or less, motion-activated, and a maximum 20 feet high from the ground to the top of any pole fixture.
- There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- The units shall not be used for storing/keeping animals, food, home occupations, maintenance/repair of motor vehicles, sales of any sort, flammable or explosive materials, and hazardous chemicals/paints/solvents/gasoline/propane.
- No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- There shall be no outside storage anywhere on the site.
- Building coverage shall not exceed 60% of the site's land area.
- All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
- On-site truck and trailer rental shall be considered a principal use and shall be limited to not more than 30 rental units outdoors on the lot at any one time.
- All development impact fees must be paid prior to ZDP issue including, but not limited to: tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
 - All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
 - Final Drainage Report (with 24x36 maps) complete with weir details, permission to release flow onto adjacent properties, description of future outfall structure/infrastructure needs, emergency overflow design with outfall protection shown on map, stage-storage design calculations, label and dimension all easements.
 - Final Landscaping Plan
 - Final Site Plan (including parking layout and phasing)
 - Final Floor Plan and Elevations
 - Final Grading, Sediment and Erosion Control Plan (with BMPs)
 - Final Utility Plan (water, sewer, power, etc.)
 - Final Photometric Plan
 - CO Stormwater Permit/Stormwater Management Plan
 - CDOT Access Permit.



SITE MAP
1"=100'

DEVELOPER

M3XP2, LLC
750 E US HWY 24, SUITE 202
WOODLAND PARK, CO 80863
CONTACT: PETE LABARRE
719-502-7431

LANDSCAPE ARCHITECT

THOMAS AND THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO, 80904
CONTACT: JIM HOUK
719-578-8777

LAND PLANNER & CIVIL ENGINEER

MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
CONTACT: GREGORY G. SHANER, PE
(719) 575-0100

ARCHITECT

REXROAD APE
9370 SHOSHONE
CHIPITA PARK, CO 80809
CONTACT: JOE REXROAD
719-475-9911

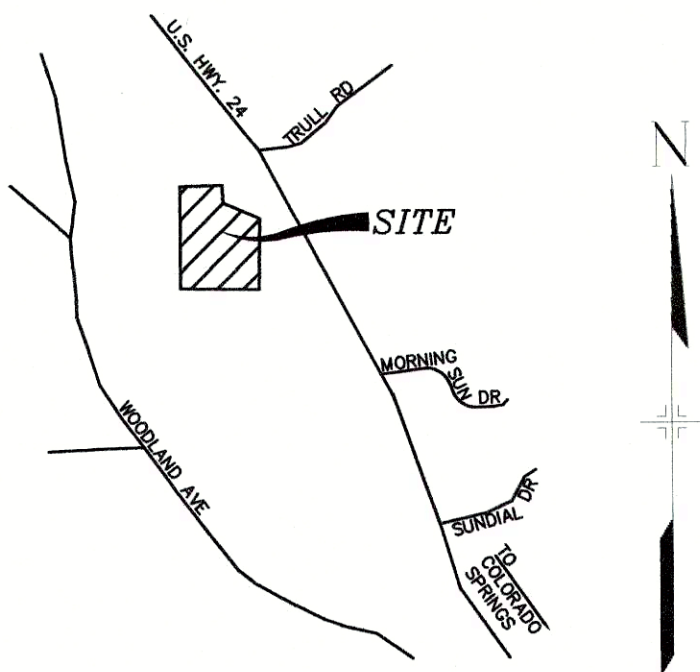
CITY OF WOODLAND PARK SIGNATURE BLOCK:

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval."

Date: 10-4-2018 Owner(s):

"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein by, City of Woodland Park, Planning Department, and by the City of Woodland Park Planning Commission on 5-24, 2018, after a properly conducted Public Hearing by the City Council held on 7-19, 2018."

Date: 9-18-2018 City Planner: Joe Pellegrini AICP
City of Woodland Park

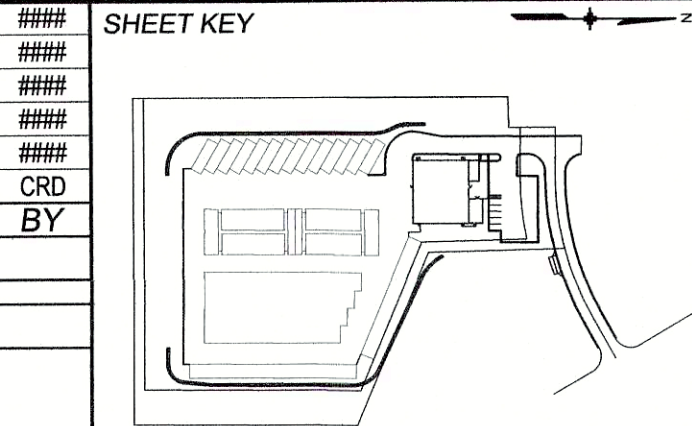


VICINITY MAP
NTS

SITE SUMMARY DATA

SITE ACREAGE	5.92 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
EXISTING SITE ZONING	SERVICE COMMERCIAL (SC)
SETBACKS	
FRONT YARD	50'
REAR YARD	0'
SIDE YARD	15'
PARKING	
REQUIRED PARKING (PER ALTERNATE PARKING PLAN)	5 SPACES
PROVIDED PARKING	5 SPACES
STRUCTURES SITE COVERAGE	72,400 SF (1.66 ACRES)
SITE PAVED AREA	61,129 SF (1.40 ACRES)
IMPERVIOUS SURFACE AREA	133,529 SF (3.06 ACRES)
OPEN/LANDSCAPE SPACE	124,581.6 SF (2.86 ACRES) (48.31%)
DRAINAGE BASIN	Fountain Creek
MAXIMUM BUILDING HEIGHT	35'
REQUIRED SNOW STORAGE	6112.9 SF (10% of Parking and Paved Area)
PROVIDED SNOW STORAGE	6605 SF

REFERENCE DRAWINGS	###	###	###
	###	###	###
	###	###	###
	###	###	###
	###	###	###
	###	###	###
	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION
	No.	DATE	DESCRIPTION
	REVISIONS		
	COMPUTER FILE MANAGEMENT		
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\TS01.dwg			
CTB FILE: ---			
PLOT DATE: August 6, 2018 9:08:58 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING
ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:



SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

TITLE SHEET

DESIGNED BY:	EWS	SCALE:	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY:	CRD	HORIZ:	N.A.		TS01
CHECKED BY:	GGG	VERT:	N.A.	SHEET	1 OF 10



Know what's below.
Call before you dig.

LEGEND:



SNOW STORAGE



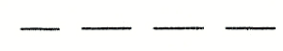
DETENTION POND AREA



CITY OF WOODLAND PARK UTILITY AND DRAINAGE EASEMENT, RECEPTION NO 576655



PROPERTY LINE



BUILDING SETBACK



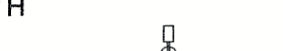
PHASE LINE



FENCE



PROPOSED FIRE HYDRANT



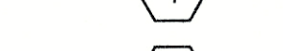
LIGHT POST



PARKING SPACE COUNT



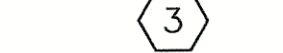
MONUMENT SIGN



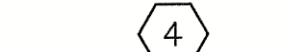
6' PICKET FENCE



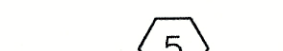
6' CHAIN LINK FENCE



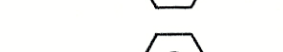
ACCESS KEYPAD



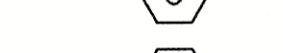
R-1 STOP SIGN 24" x 24" (TYP.)



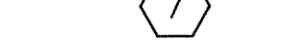
CARRY CURB TYPE 1



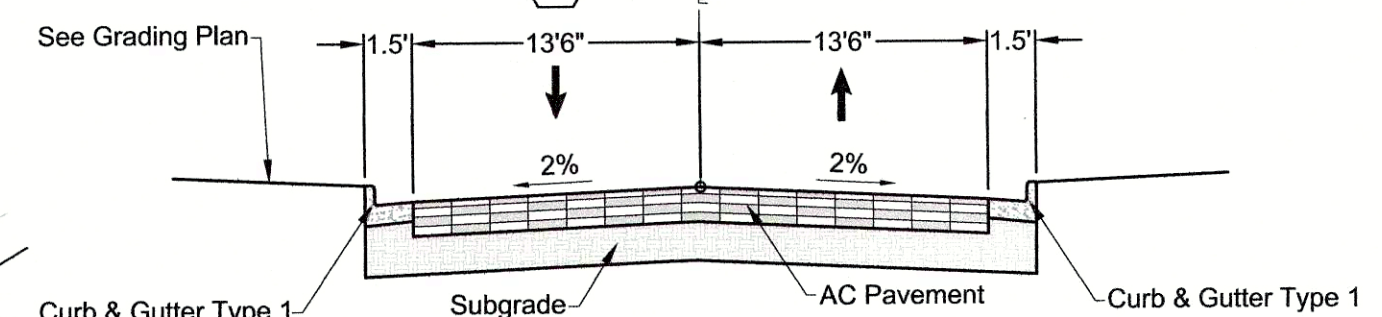
SPILL CURB TYPE 1



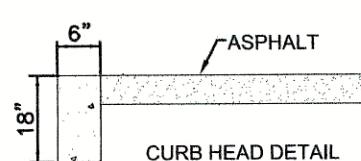
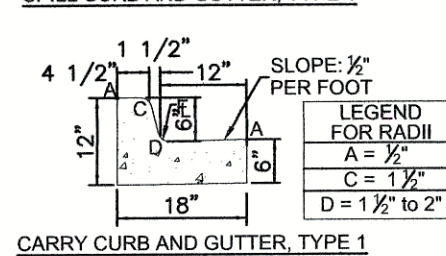
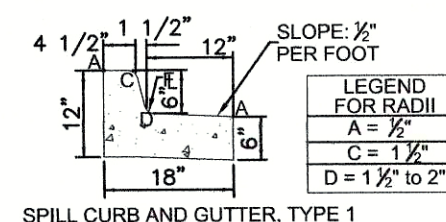
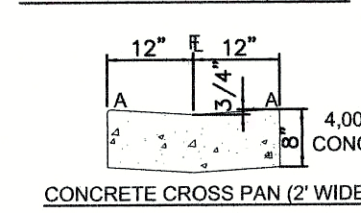
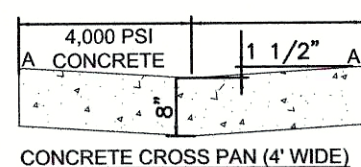
CURB HEAD- SEE DETAIL BELOW



ASPHALT PER GEOTECH REPORT



TYPICAL SECTION
TRULL (SECTION A-A)
NOT TO SCALE



8 CURB & GUTTER DETAILS
NOT TO SCALE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°52'33"E	9.17
L2	N01°15'08"E	539.30
L3	N89°59'29"W	442.90
L4	N00°17'03"E	320.86
L5	S67°28'16"E	266.57
L6	S01°19'57"E	195.26
L7	S89°42'58"E	69.55
L8	N00°02'16"E	66.25
L9	N88°52'26"E	101.14
L10	N00°00'02"E	537.18
L11	N89°59'29"W	89.34

OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

32' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93

CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO SEWER MAIN. THIS COURSE OF SAID EASEMENT SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH THE IREA TRANSMISSION LINE.

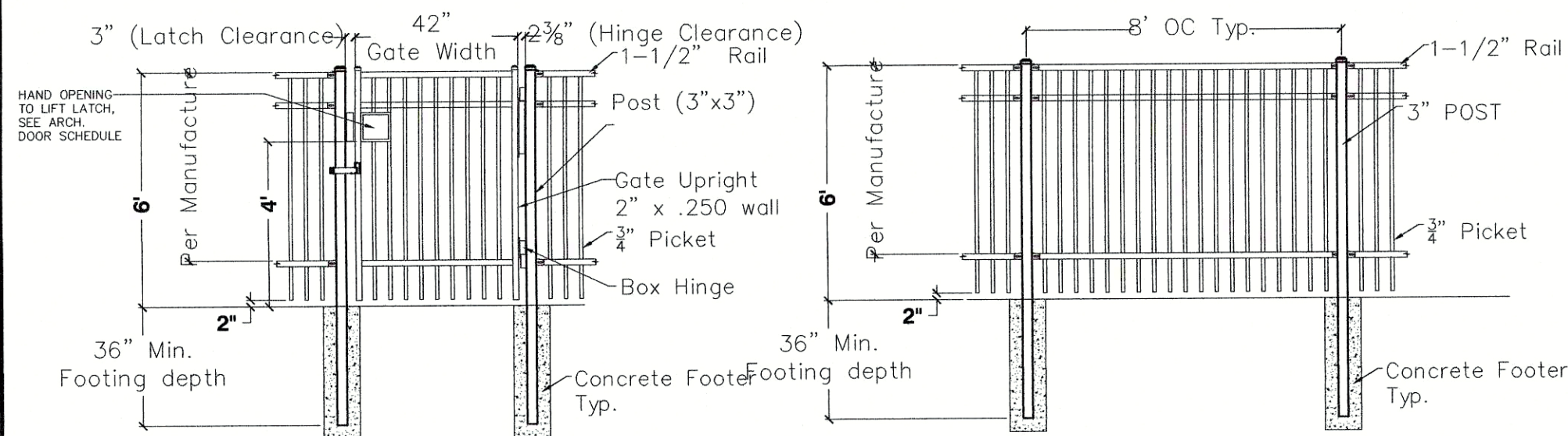
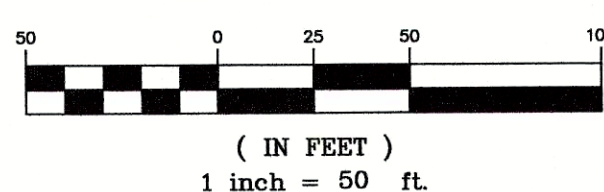
GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

OWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC / INSTITUTIONAL
ZONING: SC

OWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SC

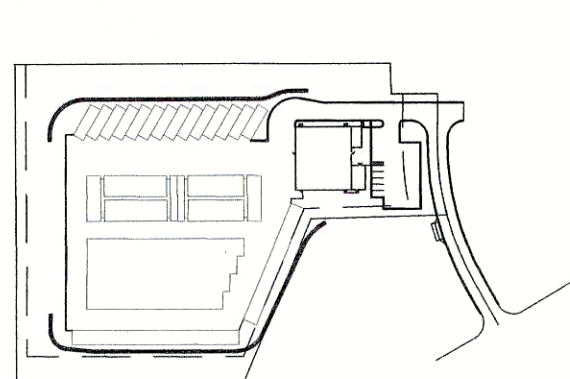
GRAPHIC SCALE



GATE DETAIL:

FENCE PANEL DETAIL:

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 8, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:

Matrix
DESIGN GROUP

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

SITE PLAN

DESIGNED BY:	EWS	SCALE:	DATE ISSUED:	June 05 2018	DRAWING No.
CHECKED BY:	GGG	HORIZ. VERT.	1"=50'	2 OF 10	SP01



Know what's below.
Call before you dig.

LEGEND:

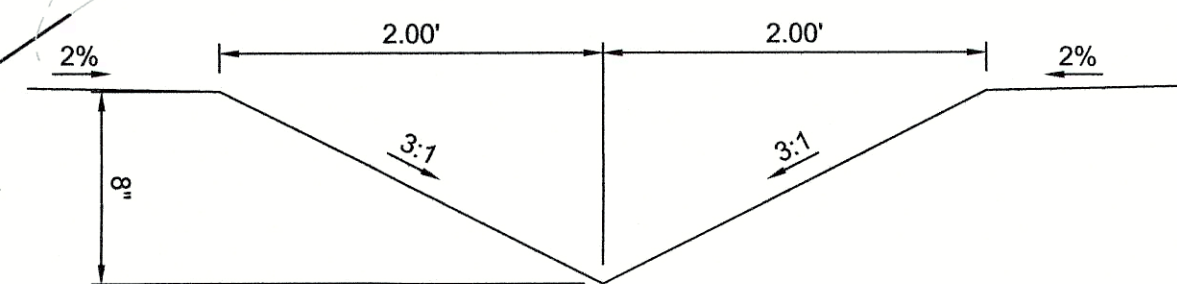
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED FIRE HYDRANT
	LOW POINT
	HIGH POINT
	GRADE BREAK
	OVERLAND FLOW
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

32' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93

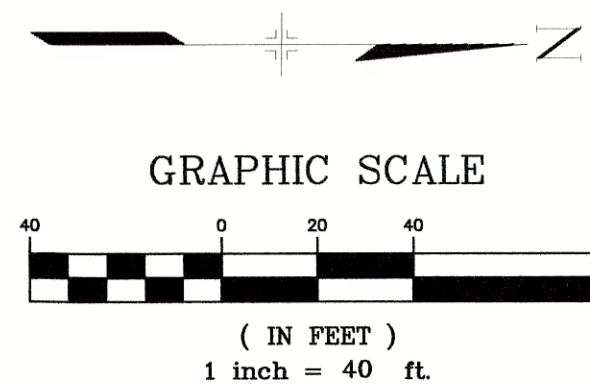
GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

PROPOSED WATER LINE



GRASS SWALE
NOT TO SCALE



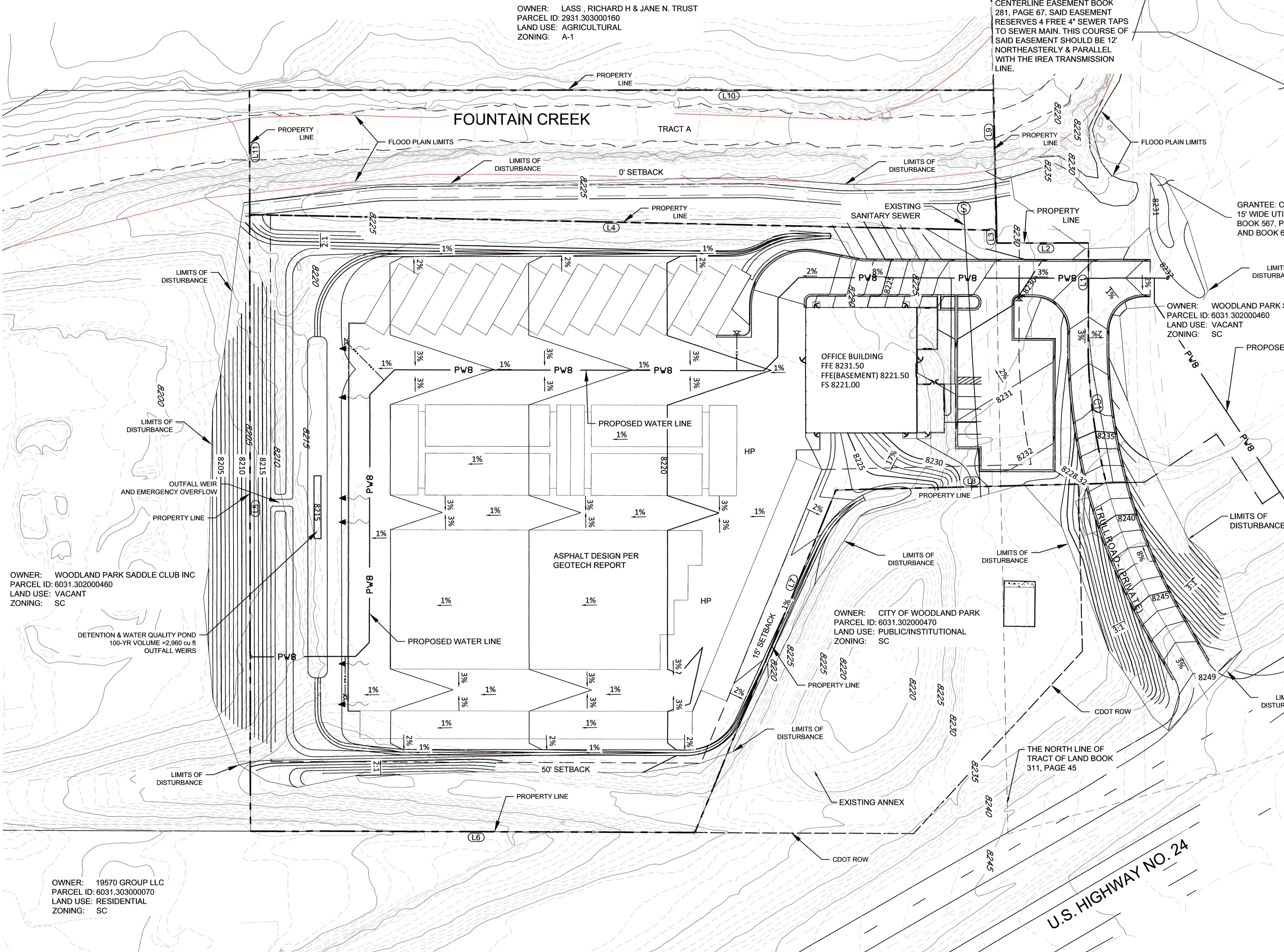
NOTE:

ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY
WILL REQUIRE PERMIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°42'58"E	69.55
L2	N00°02'16"E	66.25
L3	N88°52'33"E	9.17
L4	N01°15'08"E	539.30
L5	N89°59'29"W	442.90
L6	N00°17'03"E	320.86
L7	S67°26'16"E	266.57
L8	S01°19'57"E	195.26
L9	N88°52'33"E	109.99
L10	N00°02'05"E	684.41
L11	N89°59'29"W	89.34

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06



OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

DETENTION & WATER QUALITY POND
100-YR VOLUME = 2,960 cu ft
OUTFALL WEIRS

OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1

CENTERLINE EASEMENT BOOK
281, PAGE 67. SAID EASEMENT
RESERVES 4 FREE 4" SEWER TAPS
TO SEWER MAIN. THIS COURSE OF
SAID EASEMENT SHOULD BE 12'
NORTHEASTERLY & PARALLEL
WITH THE IREA TRANSMISSION
LINE.

OWNER: CITY OF WOODLAND PARK
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LAND USE: PUBLIC/INSTITUTIONAL
ZONING: SC

OWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SC

REFERENCE
DRAWINGS

PR-SITE
EX-CONTOURS
PR-CONTOURS
EX-ROW
EX-TOPO
X-104-PR-UTIL_CN1
X-104-PR-BASE_CN1
X-104-PR-BASE_GYS
X-104-PR-BNDRY_GYS
X-Base Powers
X-Base Union
X-Util C3
X-Util Union
X-Road-Cordera Crest
X-Util
PR-Util

No.	DATE	DESCRIPTION
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION

COMPUTER FILE MANAGEMENT

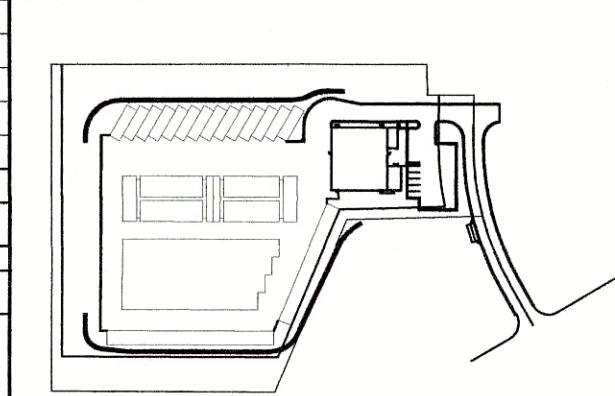
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CTB FILE: ----

PLOT DATE: August 6, 2018 9:11:02 AM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP
AT THE NORTHEAST CORNER OF SEC. 8, T13S, R88W OF THE 6TH P.M. (ELEVATIONS ARE BASED
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STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND
RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND
RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST
CORNER OF SAID TRACT OF LAND.

PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY: EMS	SCALE: 1"=40'	DATE ISSUED: June 05 2018	DRAWING No. GP01
CHECKED BY: GGS	HORIZ. 1"=40'	SHEET 3 OF 10	
	VERT. N.A.		

Know what's below.
Call before you dig.

APPROVAL CONDITIONS & RESTRICTIONS

See Ord. No. 1330, 2018

LEGEND:

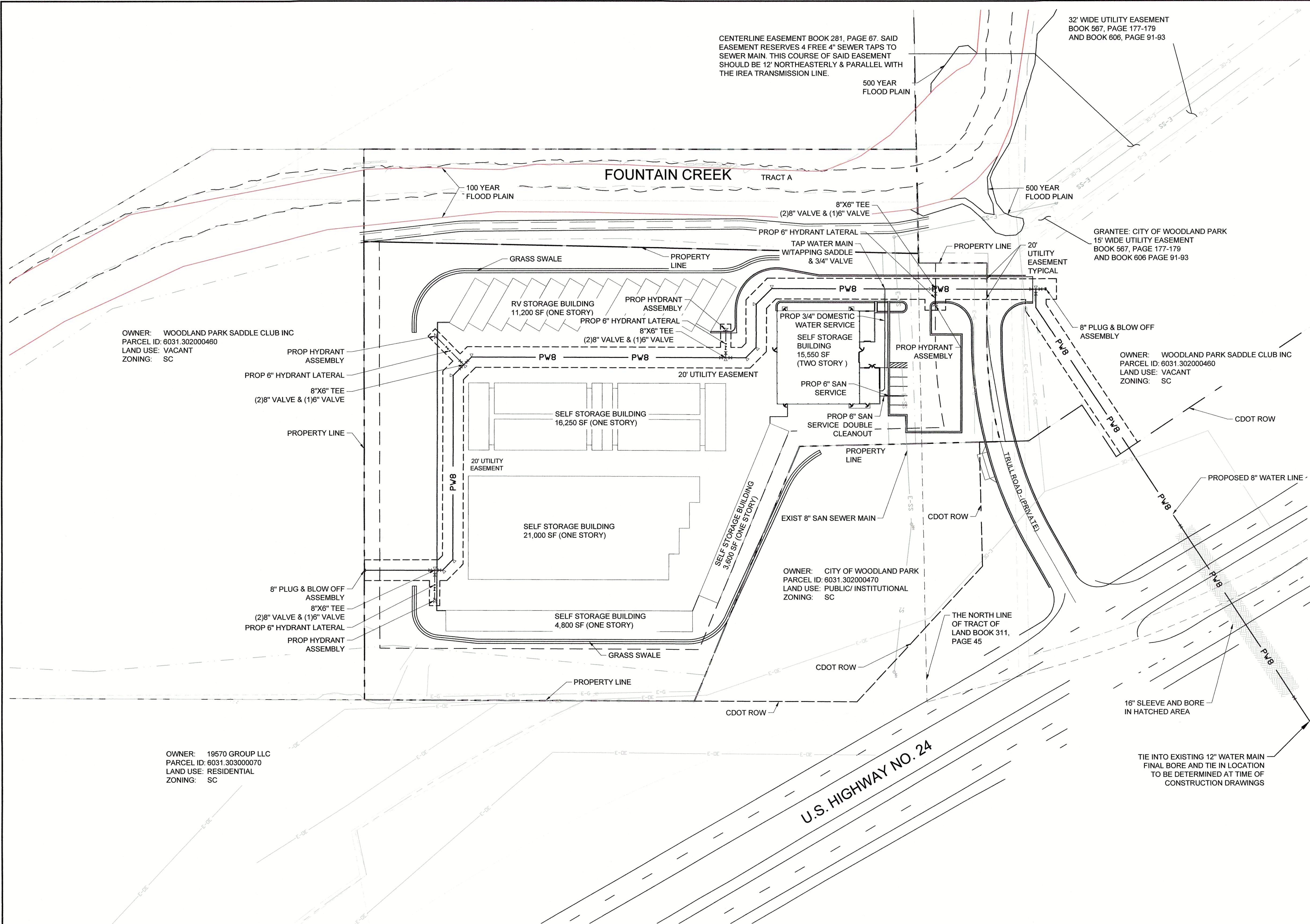
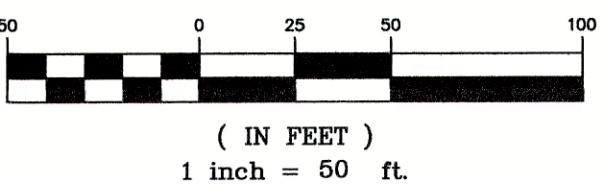
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 6" FIRE AND DOMESTIC WATER SERVICE
	PROPOSED 8" WATER
	PROPOSED 6" SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

NOTES:

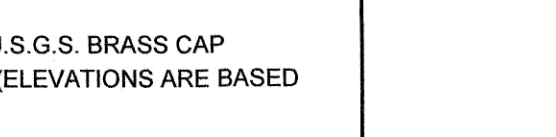
- 1) ALL CLEANOUTS & VALVES LOCATED IN ASPHALT OR CONCRETE TO BE PLACED IN VALVE BOX PER WOODLAND PARK "TYPICAL VALVE BOX SETTING" DETAIL.
- 2) ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUYWIRES, SHALL BE ADJUSTED TO FINAL GRADE.
- 3) CONTRACTOR TO COORDINATE RELOCATION OF DRY UTILITIES W/DRY UTILITY OWNERS AS REQUIRED.
- 4) WATER METERS AND BACKFLOW VALVES ARE LOCATED INSIDE BUILDINGS.
- 5) WATERMAIN EXTENSIONS AND SERVICES DESIGN BASED ON ALTA/ACSM LAND TITLE SURVEY BY RAMPART SURVEYS, INC. DATED AUGUST 6, 2013. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 8" WATERMAIN AND 8" SANITARY SEWER MAIN.
- 6) EASEMENT TO BE PROVIDED FOR WATER MAIN (20' IN WIDTH) AND FIRE HYDRANT LATERALS (10' IN WIDTH)



GRAPHIC SCALE



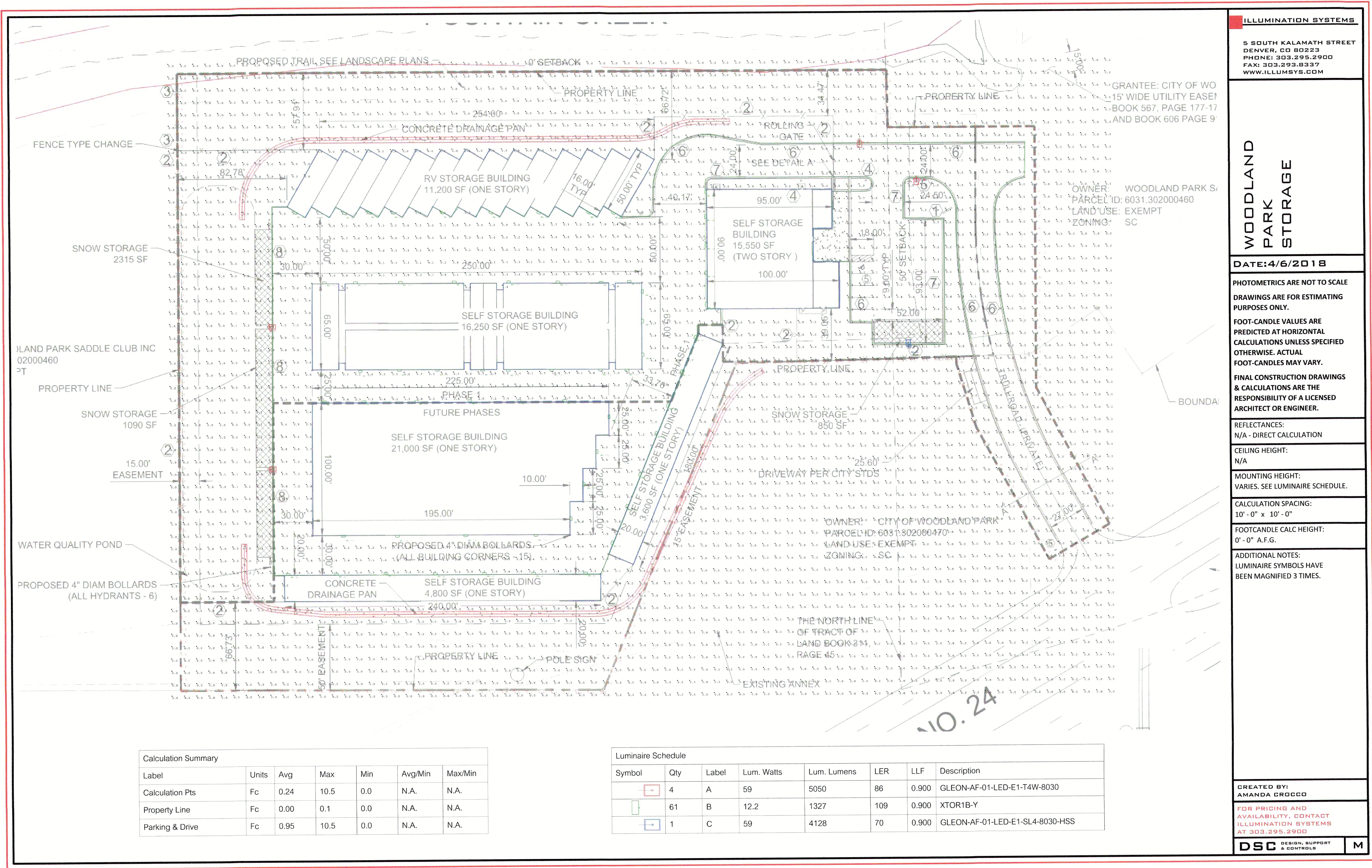
REFERENCE DRAWINGS	####	####	####	####	####		BENCHMARK BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).		SEAL PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	WOODLAND PARK SELF STORAGE							
EX-CONTOURS EX-TOPO PR-SITE PR-UI EX-ROW	####	####	####	####	####					WOODLAND PARK DEVELOPMENT PLAN							
	####	####	####	####	####					UTILITY PLAN							
	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION							CRD	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.987.001		DESIGNED BY: EMS DRAWN BY: CRD CHECKED BY: GGS		DATE ISSUED: June 05 2018		DRAWING No. UP01
	No.		DATE	DESCRIPTION						BY					SHEET 4 OF 10		
REVISIONS																	
COMPUTER FILE MANAGEMENT																	
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\UP01.dwg																	
CTB FILE:																	
PLOT DATE: August 6, 2018 9:11:20 AM																	
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.																	

	
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BASIS OF BEARING ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W. A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.	
--	--



Know what's below.
Call before you dig.



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Pts	Fc	0.24	10.5	0.0	N.A.	N.A.
Property Line	Fc	0.00	0.1	0.0	N.A.	N.A.
Parking & Drive	Fc	0.95	10.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LER	LLF	Description
	4	A	59	5050	86	0.900	GLEON-AF-01-LED-E1-T4W-8030
	61	B	12.2	1327	109	0.900	XTOR1B-Y
	1	C	59	4128	70	0.900	GLEON-AF-01-LED-E1-SL4-8030-HSS

ILLUMINATION SYSTEMS

5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-17
AND BOOK 606 PAGE 9

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: EXEMPT
ZONING: SC

WOODLAND PARK STORAGE

DATE: 4/6/2018

PHOTOMETRICS ARE NOT TO SCALE
DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

REFLECTANCES:
N/A - DIRECT CALCULATION

CEILING HEIGHT:
N/A

MOUNTING HEIGHT:
VARIES. SEE LUMINAIRE SCHEDULE.

CALCULATION SPACING:
10' - 0" x 10' - 0"

FOOTCANDLE CALC HEIGHT:
0' - 0" A.F.G.

ADDITIONAL NOTES:
LUMINAIRE SYMBOLS HAVE BEEN MAGNIFIED 3 TIMES.

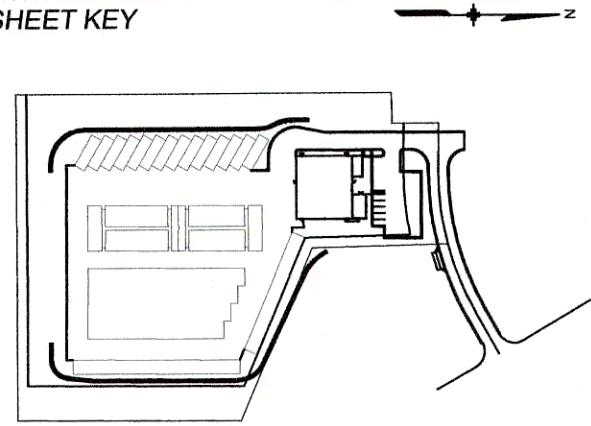
CREATED BY:
AMANDA CROCCO

FOR PRICING AND AVAILABILITY, CONTACT ILLUMINATION SYSTEMS AT 303.295.2900

DSC DESIGN, SUPPORT & CONTROLS

M

REFERENCE DRAWINGS			SHEET KEY		
X-104-PR-UTIL_CN1	####	####	####	####	####
X-104-EX-UTIL	####	####	####	####	####
X-104-PR-BASE_CN1	####	####	####	####	####
X-104-PR-BASE_OVS	####	####	####	####	####
X-104-PR-ENDRY_OVS	####	####	####	####	####
X-Base Powers	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	CRD	BY
X-UBI P3	No.	DATE	DESCRIPTION		
X-UBI-Union			REVISIONS		
X-Road-Corderia Crest					
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\lights.dwg					
CTB FILE:					
PLOT DATE: August 6, 2018 9:12:22 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

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SEAL

PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
PHOTOMETRIC PLAN				
DESIGNED BY:	EMS	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	CRD	HORIZ. N.T.S.	June 05 2018	LP01
CHECKED BY:	GGS	VERT. N.A.	5 OF 10	



Know what's below.
Call before you dig.

SSI
solid state luminaires

COVELINE WET

The **COVELINE WET** is a powerful and versatile interior / exterior core luminaire. **COVELINE WET** comes in 1, 2, 4, 8 or 16 foot lengths and 27K, 30K, 35K or 44K color temperatures, as well as Red, Green, Blue and Amber. The housing is constructed of extruded aluminum with top and cap and is IP68 rated for interior & exterior use. Features IP68 low voltage Plug N Play connectors for easy installation. Power supply is integral, no remote driver required. Internal ventilation takes air in, down, horizontal or vertical positioning and 10 optical solutions. Flicker free dimmable to 5% full brightness with 0-10V trailing edge dimming.

TYPE: _____
FIGURE: _____
PROJECT: _____

APPROVED: _____

SPECIFICATION

	2700K	3000K	4000K	Blue	Amber
color temperature	2700K	3000K	4000K	Blue	Amber
lumen output	762 per foot	760 per foot	964 per foot (35K-40K)	380 per foot	123 per foot
beam spread	10° - 25° - 40° - 60° - 120° - 180° - 40° - 30° - 60° - 180° - 27° x 54° (AS96)				
life expectancy	5	5	5	5	5
lifetime	> 70,000 hours / L70 or better				
input voltage	Universal 120-277V AC				
power consumption	10.5W				
dimensions (L x W x H)	12.25" x 1.77" x 1.9"	47" x 1.77" x 1.9"	72.5" x 1.77" x 1.9"		
weight	1.3 lbs. per foot				
housing	extruded aluminum housing with sealed end caps				
lens	etched polycarbonate				
mounting	surface mounting with 1/4"-13", Adjustable Bracket (80°/13° Bi-directional)				
operating temperature	-20°C to 50°C				
junction temperature	72°C @ T 25°C				
efficiency	diminable to 5% ESD electronic low-voltage trailing edge, synchronized w/ soft shut-off				
power supply	integrated Class II electronic high-power factor 94%				
certification	ETL / cETL us CUL				
environment	wet, interior location / IP68 (concealed IP68)				
installation	no 3/16" deep conical hole				
warranty	5 year limited warranty (refer to website for details)				

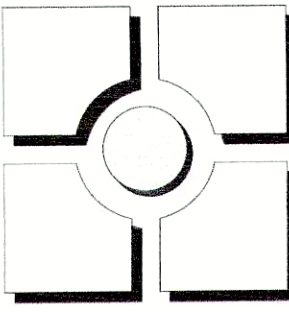
Due to continuous development and improvements, specifications are subject to change without notice.

CATALOG NUMBER

model	length	temperature	optics	options
COVWET COVELINE WET	1 355 mm (12 ft.)	27K 2700K	10 10° x 10° beam	BSA652 Bracket Extension Arm - 6"
	4 1180 mm (40 ft.)	30K 3000K	25 27° x 27° beam	BSA1032 Bracket Extension Arm - 12"
	8 1270 mm (75 ft.)	35K 3500K	40 40° x 40° beam	BSA1602 Bracket Extension Arm - 18"
		40K 4000K	60 60° x 60° beam	BSA2140 Bracket Extension Arm - 24"
		44K 4400K	80 80° x 80° beam	BSA2680 Bracket Extension Arm - 30"
				BSA3220 Bracket Extension Arm - 36"
				BSA3760 Bracket Extension Arm - 42"
				BSA4300 Bracket Extension Arm - 48"
				BSA4840 Bracket Extension Arm - 54"
				BSA5380 Bracket Extension Arm - 60"
				BSA5920 Bracket Extension Arm - 66"
				BSA6460 Bracket Extension Arm - 72"
				BSA7000 Bracket Extension Arm - 78"
				BSA7540 Bracket Extension Arm - 84"
				BSA8080 Bracket Extension Arm - 90"
				BSA8620 Bracket Extension Arm - 96"
				BSA9160 Bracket Extension Arm - 102"
				BSA9700 Bracket Extension Arm - 108"
				BSA10240 Bracket Extension Arm - 114"
				BSA10780 Bracket Extension Arm - 120"
				BSA11320 Bracket Extension Arm - 126"
				BSA11860 Bracket Extension Arm - 132"
				BSA12400 Bracket Extension Arm - 138"
				BSA12940 Bracket Extension Arm - 144"
				BSA13480 Bracket Extension Arm - 150"
				BSA14020 Bracket Extension Arm - 156"
				BSA14560 Bracket Extension Arm - 162"
				BSA15100 Bracket Extension Arm - 168"
				BSA15640 Bracket Extension Arm - 174"
				BSA16180 Bracket Extension Arm - 180"
				BSA16720 Bracket Extension Arm - 186"
				BSA17260 Bracket Extension Arm - 192"
				BSA17800 Bracket Extension Arm - 198"
				BSA18340 Bracket Extension Arm - 204"
				BSA18880 Bracket Extension Arm - 210"
				BSA19420 Bracket Extension Arm - 216"
				BSA19960 Bracket Extension Arm - 222"
				BSA20500 Bracket Extension Arm - 228"
				BSA21040 Bracket Extension Arm - 234"
				BSA21580 Bracket Extension Arm - 240"
				BSA22120 Bracket Extension Arm - 246"
				BSA22660 Bracket Extension Arm - 252"
				BSA23200 Bracket Extension Arm - 258"
				BSA23740 Bracket Extension Arm - 264"
				BSA24280 Bracket Extension Arm - 270"
				BSA24820 Bracket Extension Arm - 276"
				BSA25360 Bracket Extension Arm - 282"
				BSA25900 Bracket Extension Arm - 288"
				BSA26440 Bracket Extension Arm - 294"
				BSA26980 Bracket Extension Arm - 300"
				BSA27520 Bracket Extension Arm - 306"
				BSA28060 Bracket Extension Arm - 312"
				BSA28600 Bracket Extension Arm - 318"
				BSA29140 Bracket Extension Arm - 324"
				BSA29680 Bracket Extension Arm - 330"
				BSA30220 Bracket Extension Arm - 336"
				BSA30760 Bracket Extension Arm - 342"
				BSA31300 Bracket Extension Arm - 348"
				BSA31840 Bracket Extension Arm - 354"
				BSA32380 Bracket Extension Arm - 360"
				BSA32920 Bracket Extension Arm - 366"
				BSA33460 Bracket Extension Arm - 372"
				BSA34000 Bracket Extension Arm - 378"
				BSA34540 Bracket Extension Arm - 384"
				BSA35080 Bracket Extension Arm - 390"
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				BSA36160 Bracket Extension Arm - 402"
				BSA36700 Bracket Extension Arm - 408"
				BSA37240 Bracket Extension Arm - 414"
				BSA37780 Bracket Extension Arm - 420"
				BSA38320 Bracket Extension Arm - 426"
				BSA38860 Bracket Extension Arm - 432"
				BSA39400 Bracket Extension Arm - 438"
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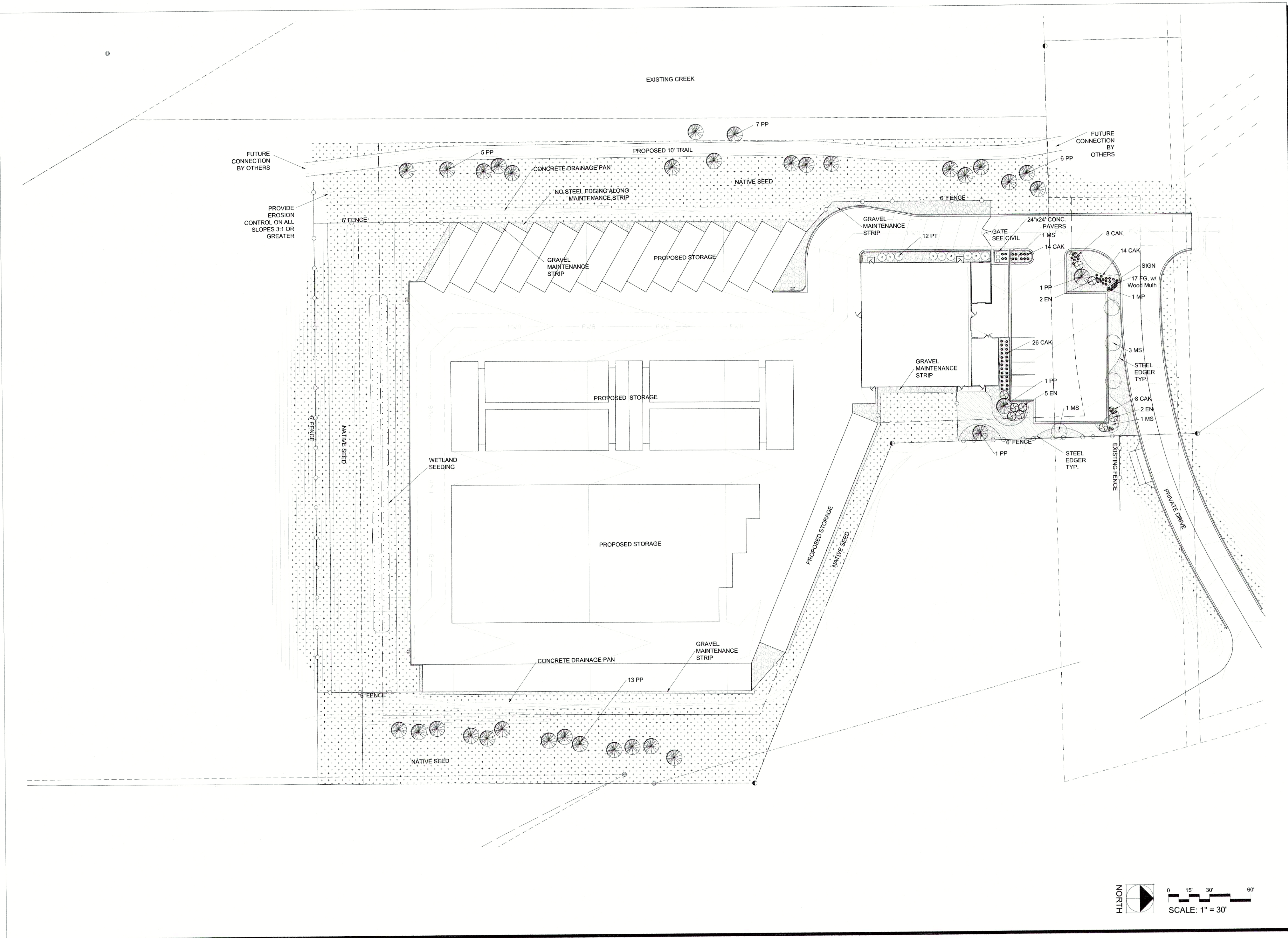
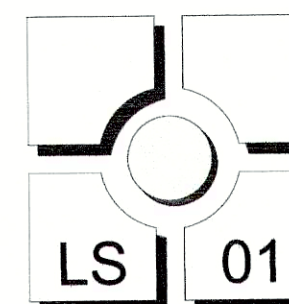
THOMAS
THOMAS
Planning
Urban Design
Landscape
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-8777

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

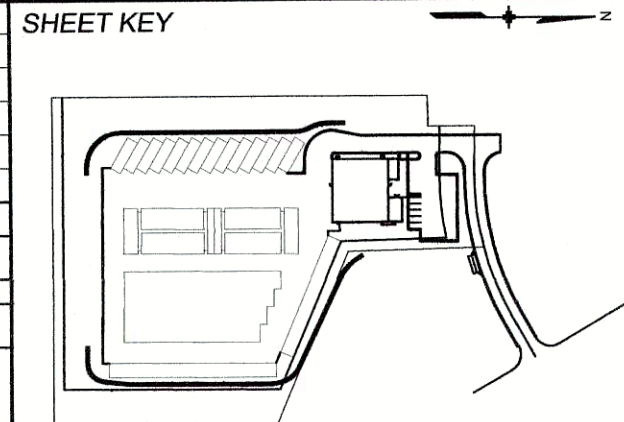
DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		38093.00
SCALE:		AS NOTED

Woodland Park Self Storage
Hwy 24

Woodland Park, CO
Preliminary Landscape Plan



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-104-PR-UTIL_CN1				
X-104-EX-UTIL				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-BNDRY_GYS				
X-Base-Powers				
X-Base-Union				
X-Util-F3				
X-Road-Cordera Crest				
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION		CRD
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\Landscape.dwg				
CTB FILE: ---				
PLOT DATE: August 6, 2018 9:12:56 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING
ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

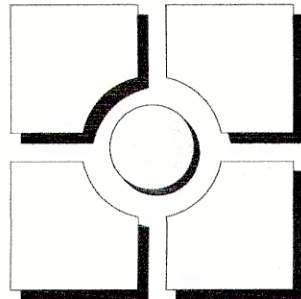
SEAL
PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
LANDSCAPE PLAN				
DESIGNED BY:	EMS	SCALE:	DATE ISSUED:	DRAWING No.
CHECKED BY:	CRD	HORIZ. 1"=40'	June 05 2018	LA01
	GGS	VERT. N.A.	7 OF 10	



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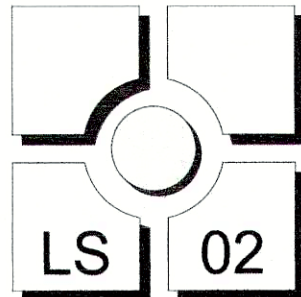


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Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 512-9777

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	04.05.18				
2	04.05.18				
3	04.05.18				
4	04.05.18				
5	04.05.18				
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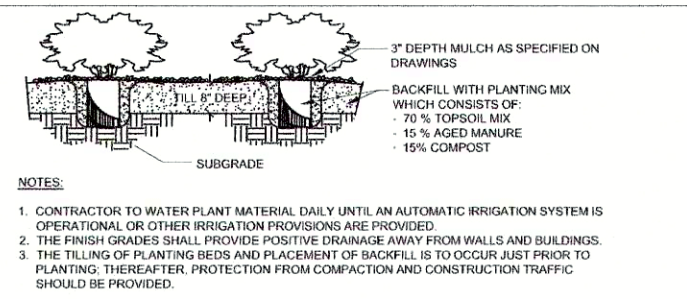
DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
JEH	MAJ	JEH	3895.00	AS NOTED

Woodland Park Self Storage
Hwy 24
Woodland Park, CO
Landscape Plan

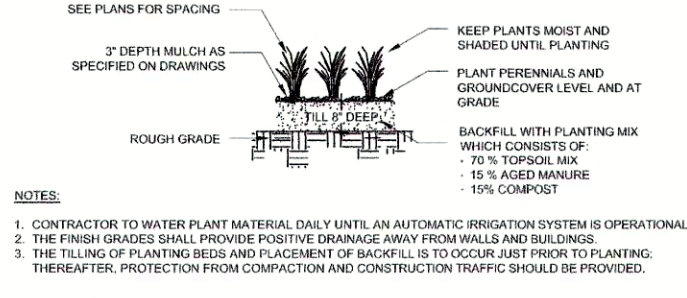


- SHRUB/ TREE PLANTING NOTES:**
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 - ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 28, CRS 1074 (SEE LANDSCAPE, THE NURSERY ACT).
 - OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
 - AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
 - PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
 - PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
 - POROUS WEED BARRIER FABRIC SHALL BE PLACED UNDER ALL GRAVEL/COBBLE MULCHES.
 - IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
 - PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
 - USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
 - ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
 - LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
 - ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
 - THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS (DESIGN/BUILD) ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
 - ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 - AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
 - AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

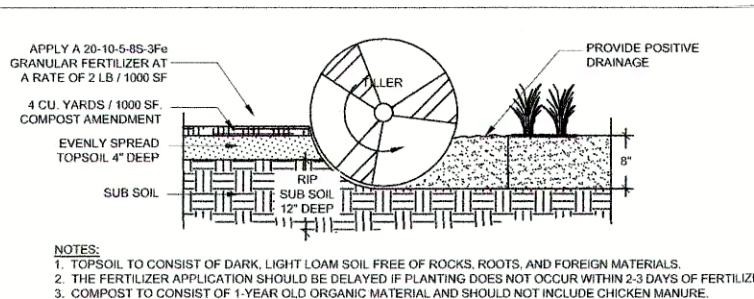
- SODDING & SEEDING:**
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON SITE.
 - ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8", FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
 - AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS AS SPECIFIED IN A SOIL ANALYSIS. A SOIL ANALYSIS AND AMENDMENTS SHOULD BE VERIFIED AND PROVIDED BY CONTRACTOR.
 - GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD, MULCH AND GRAVEL THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
 - ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPERE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERRIS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
 - ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
 - SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
 - ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
 - SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BARKER AND POKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.1 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE, HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MPH PER HOUR.
 - EROSION CONTROL BLANKET TO BE PROVIDED WITH SEEDING ON SLOPES 3:1 OR GREATER.
 - MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
 - NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
 - SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
 - APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.



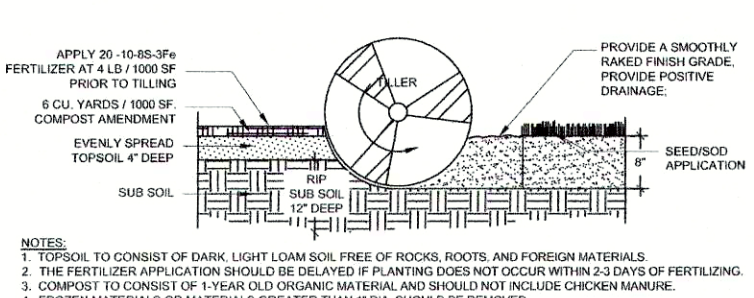
SHRUB DETAIL
L001 N.T.S.



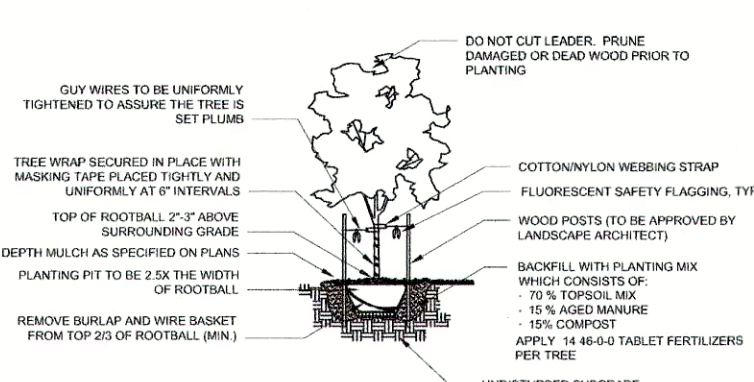
GRASS & PERENNIAL DETAIL
L001 N.T.S.



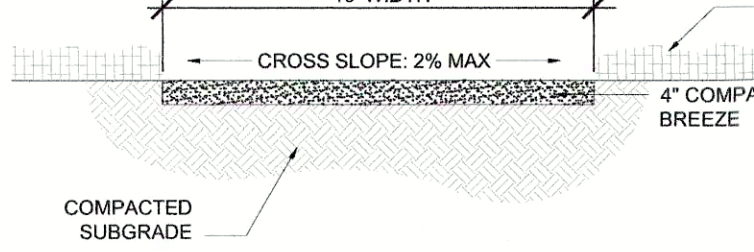
SOIL PREP- FOR PLANTING BED AREAS
L001 N.T.S.



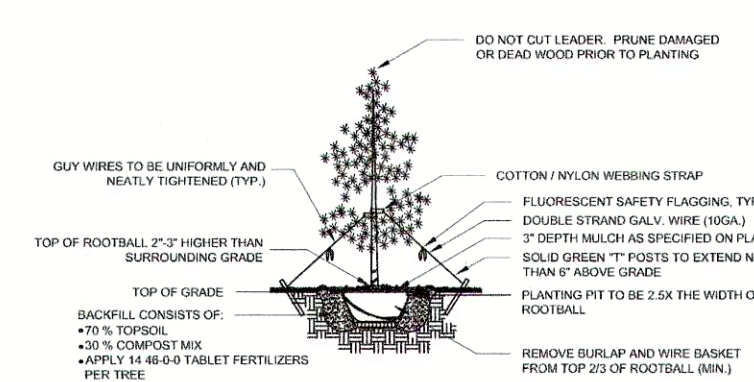
SOIL PREP- SEED AREAS
L001 N.T.S.



DECIDUOUS TREE DETAIL
L001 N.T.S.



TRAIL DETAIL
L001 N.T.S.



EVERGREEN TREE DETAIL
L001 N.T.S.

PLANT SCHEDULE

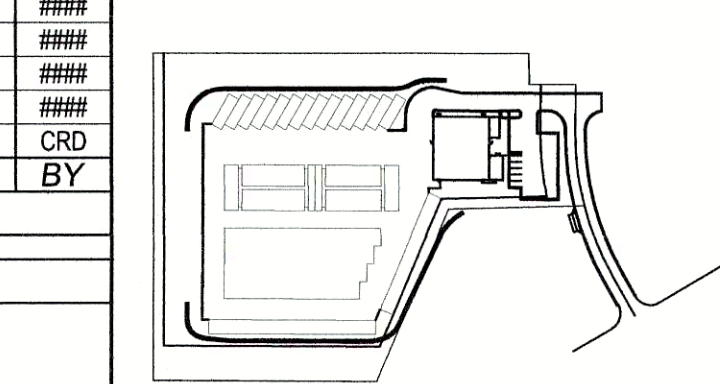
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	MS	7	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	20-25'	20-25'	2.0" Caliber	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PP	34	Pinus ponderosa	PONDEROSA PINE	60-80'	20-25'	6"	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PT	9	Potentilla	POTENTILLA	3-4'	3-4'	5 GALLON	CONTAINER
	EN	9	Ericameria nauseosa	RABBITRUSH	4-8'	4-8'	5 GALLON	CONTAINER
	MP	1	Mugo Pine, Dwarf	DWARF MUGO PINE	3-4'	3-5'	7 GALLON	CONTAINER
	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	CAK	71	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	4-5'	18-24"	GALLON	CONTAINER
	FG	17	Festuca glauca 'Boulder Blue'	BOULDER BLUE FESCUE	8-12"	8-10"	GALLON	12" OC

LANDSCAPE SITE DATE:
Total Development Area: 213,797. sf (77000 sf) 31 Trees Required/ 41 Provided
Total Landscape Area: 74,874 sf (35%)
Native Grasses: 64,791 sf
Planting Beds: 2,052 sf
Ornamental Gravels: 8,031 sf (10.7%)
Private Street Frontage: 132' (35') 4 Trees Required/ 4 Trees Provided

LANDSCAPE MATERIAL SCHEDULE

SYMBOL/ SITE CALLOUT	NOTES
	NATIVE SEED-IRRIGATED: PAWNEE BUTTES INC. (OR EQUAL) Low Grow Native Mix (25%) Idaho Fescue (25%) Sandberg Bluegrass (25%) Rocky Mountain Fescue (25%) Canby Bluegrass
	NATIVE SEED-NON IRRIGATED: PBSI Native Prairie Mix (OR EQUAL) (29%) Blue Grama (29%) Buffalograss (5%) Green Needlegrass (20%) Sideoats Grama (20%) Western Wheatgrass (1%) Sand Dropseed
	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation.
	COBBLE: To be whole washed 1"- 2" in size. Installed to a depth of 3". Install over fabric weed barrier. Submit sample for approval prior to installation.
	3/4"X 1" Granite installed over weed fabric, compacted to 3" depth. Color to be SELECTED BY OWNER. Submit sample for approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications. Install between gravel types.

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C00079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W. A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 2696S" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 2696S" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:



SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

DESIGNED BY: EMS
DRAWN BY: CRD
CHECKED BY: GGS

SCALE
HORIZ. 1"=40'
VERT. N.A.

DATE ISSUED: June 05 2018
SHEET 8 OF 10

DRAWING No. LA02

WOODLAND PARK SELF STORAGE

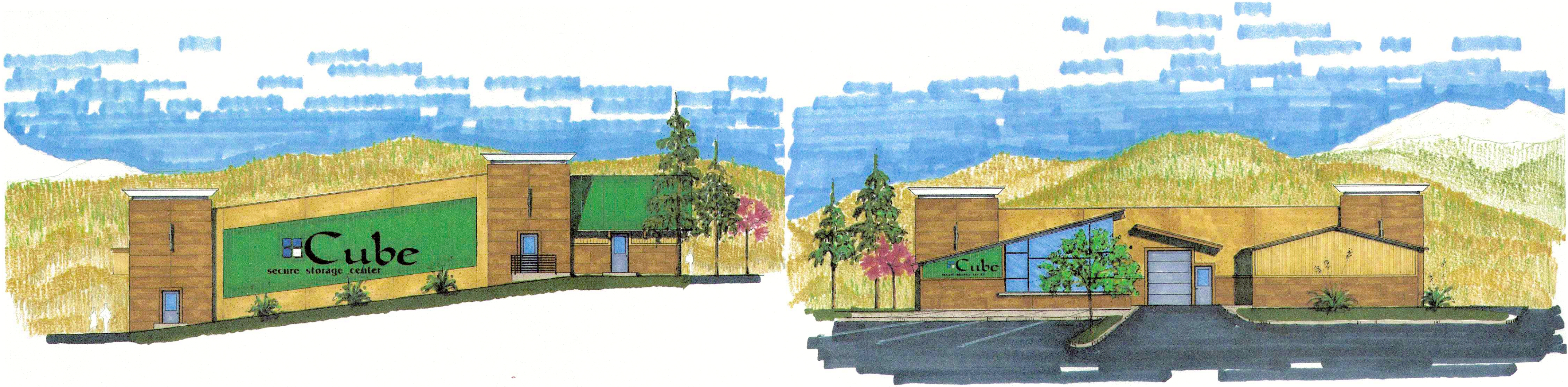
WOODLAND PARK
DEVELOPMENT PLAN

LANDSCAPE PLAN



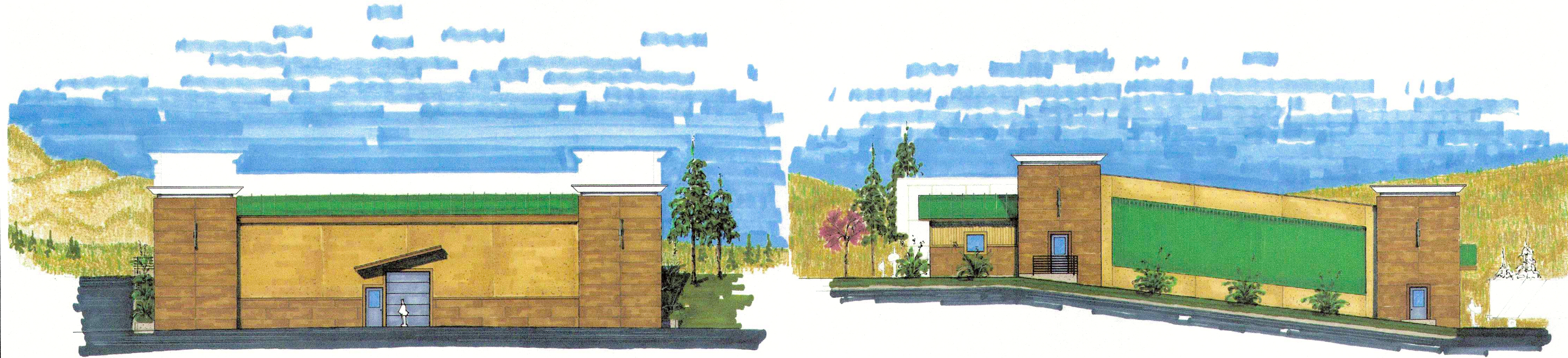
Know what's below.
Call before you dig.

OFFICE & CLIMATE CONTROLLED STORAGE



East-N Elevation
(side)

North-W Elevation
(front)



South-E Elevation
(rear)

West-S Elevation
(side)

WOODLAND PARK STORAGE
US HIGHWAY 24, WOODLAND PARK COLORADO
ELEVATIONS

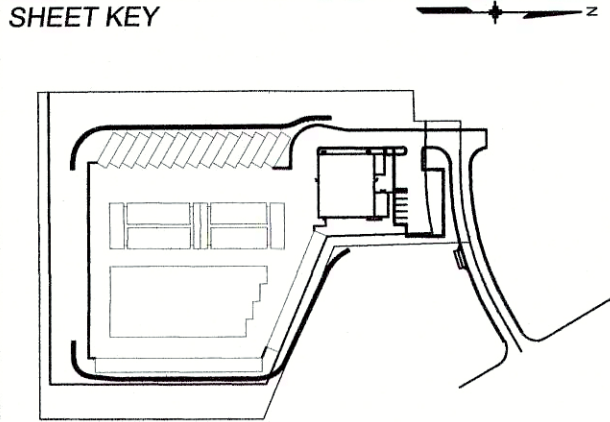
DRAWING DATE: 30 March 2018

REVISIONS:

9

ELEVATIONS

REFERENCE DRAWINGS			DESCRIPTION	BY
No.	DATE	REVISIONS		
X-104-PR-UTL1_CN1				
X-104-EX-UTL1				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-BNDRY_GYS				
X-Base Powers				
X-Base Union				
X-UB FS				
X-UB Union				
X-Road-Cordera Crest				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\ARCH.dwg				
CTB FILE: August 6, 2018 9:14:06 AM				
PLOT DATE: August 6, 2018 9:14:06 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

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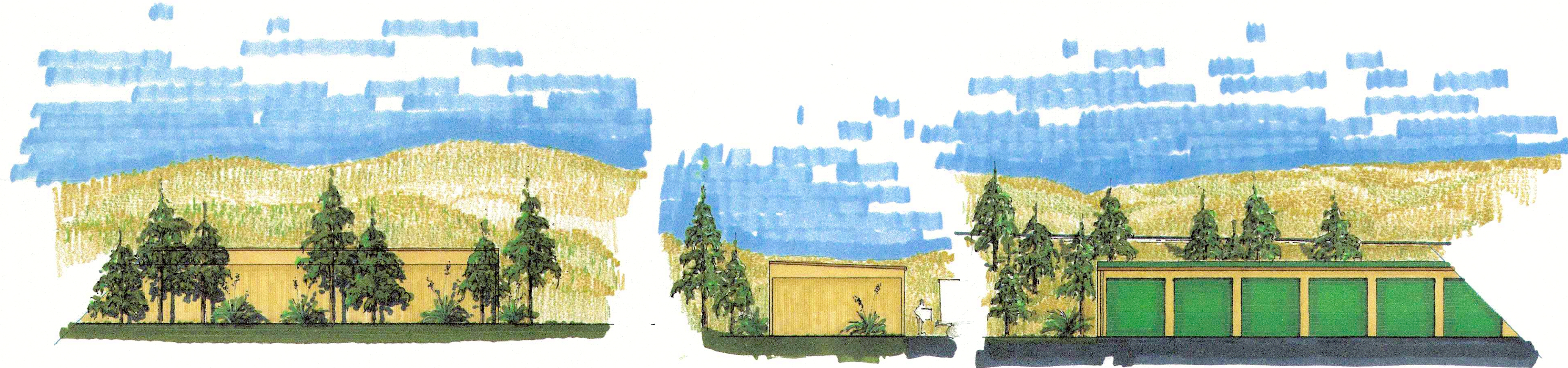
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
BUILDING ELEVATION				
DESIGNED BY:	EMS	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	CRD	HORIZ.	N.T.S.	
CHECKED BY:	GGS	VERT.	N.A.	
			9 OF 10	AR01



STANDARD STORAGE BUILDINGS



East-N Elevation
(rear)

North-W Elevation
(side)

WEST-S Elevation
(front)

WOODLAND PARK STORAGE
US HIGHWAY 24, WOODLAND PARK COLORADO
ELEVATIONS

DRAWING DATE: 30 March 2018
REVISIONS:

10

ELEVATIONS

REFERENCE DRAWINGS	###	###	###
	###	###	###
	###	###	###
	###	###	###
	###	###	###
X-104-PR-UTIL_CN1 X-104-EX-UTIL X-104-PR-BASE_CN1 X-104-PR-BASE_GYS X-104-PR-BNDRY_GYS X-Base Powers X-Base Union X-Util F3 X-Util Union X-Road-Cordera Crest	No.	DATE	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\ARCH.dwg			
CTB FILE: ---			
PLOT DATE: August 6, 2018 9:14:11 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

BENCHMARK
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PREPARED BY:

AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

BUILDING ELEVATIONS

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	CRD	HORIZ. N.T.S.	June 05 2018	AR02
CHECKED BY:	GGS	VERT. N.A.	SHEET 10 OF 10	

**CITY OF WOODLAND PARK
ORDINANCE NO. 1330, SERIES 2018**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND SITE PLAN
REVIEW FOR "18.09.090.V.2 COMMERCIAL WAREHOUSING AND STORAGE,
18.09.090.V.3 MINI-STORAGE WAREHOUSE, 18.09.090.V.4 PROFESSIONAL/
BUSINESS/OFFICE/STORAGE WAREHOUSE" IN THE SERVICE COMMERCIAL
ZONE AT 19250 E US HWY 24.**

WHEREAS, the City of Woodland Park has received a request by M3XP2, LLC (Eric Smith, Representative) and Woodland Park Saddle Club, Inc. (Property Owner - Chuck Mahoney, Representative) for approval of a Site Plan Review and Conditional Use Permit for "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" uses to develop a multi-building storage facility at 19250 E US Hwy 24 (Pt Government Lots 2-3-4, S30-T12S-R68W6PM) in the Service Commercial Zone; and,

WHEREAS, an application to establish said conditional use and site plan has been accepted and considered pursuant to Municipal Code Chapters 18.34 and 18.57; and,

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., a public notice was published on May 9, 2018 and July 4, 2018; signs were posted and notices were mailed to adjacent property owners on May 1, 2018; and a public hearing was held by the Planning Commission on May 24, 2018; and,

WHEREAS, City Council has considered the application, Staff's recommendation of conditional approval, and the Planning Commission's recommendation of conditional approval, and after holding a public hearing on July 19, 2018, finds that based upon the evidence set forth in the staff report and testimony presented at public hearings, the standards for granting a Conditional Use Permit and Site Plan Review have been satisfied; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Approval. The Site Plan Review and Conditional Use Permit for uses "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" is hereby approved subject to the following conditions:

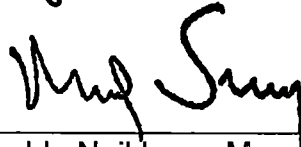
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- c. The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen and deciduous trees and shrubs along the edge of the grass area along the west boundary of Highway 24 of sufficient density and type to mitigate the visual

impact from the highway. If CDOT does not approve of berming or landscaping within the CDOT right of way, then berming and/or landscaping shall be proposed on the City property.

- d. Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- e. All on-site landscaping provided as part of this CUP/SPR approval shall be maintained by the property owner. Off-site landscaping installed by Applicant shall be maintained until such vegetation is established and then maintained by City of Woodland Park and/or CDOT.
- f. Signage shall be approved by separate Zoning Development Permit application.
- g. All exterior lighting shall be full cutoff, 3,000K or less, motion-activated, and a maximum 20 feet high from the ground to the top of any pole fixture.
- h. There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- i. The units shall not be used for storing/keeping animals, food, home occupations, maintenance/repair of motor vehicles, sales of any sort, flammable or explosive materials, and hazardous chemicals/paints/solvents/gasoline/propane.
- j. No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- k. There shall be no outside storage anywhere on the site.
- l. Building coverage shall not exceed 60% of the site's land area.
- m. All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
- n. On-site truck and trailer rental shall be considered a principal use and shall be limited to not more than 30 rental units outdoors on the lot at any one time.
- o. All development impact fees must be paid prior to ZDP issue including, but not limited to: tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- p. A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
 - i. All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
 - ii. Final Drainage Report (with 24x36 maps) complete with weir details, permission to release flow onto adjacent properties, description of future outfall structure/infrastructure needs, emergency overflow design with outfall protection shown on map, stage-storage design calculations, label and dimension all easements.
 - iii. Final Landscaping Plan
 - iv. Final Site Plan (including parking layout and phasing)
 - v. Final Floor Plan and Elevations

- vi. Final Grading, Sediment and Erosion Control Plan (with BMPs)
- vii. Final Utility Plan (water, sewer, power, etc.)
- viii. Final Photometric Plan
- ix. CO Stormwater Permit/Stormwater Management Plan
- x. CDOT Access Permit.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 19th DAY OF July, 2018.



The Honorable Neil Levy, Mayor

ATTEST by the City Clerk:


Suzanne Leclercq

APPROVED AS TO FORM by the City Attorney:


Erin Smith

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 872, SERIES 2021

**A RESOLUTION GRANTING A 2-YEAR EXTENSION OF CONDITIONAL USE PERMIT 18-01
(ORDINANCE 1330, 2018) AND SITE PLAN REVIEW 18-01 TO JULY 19, 2022.**

Whereas Ordinance 1330, Series 2018, an ordinance granting a Conditional Use Permit [CUP] and Site Plan Review [SPR] for 18.09.090.v.2 Commercial Warehousing and Storage, 18.09.090.v.3 Mini-storage Warehouse, 18.09.090.v.4 Professional/ Business/Office/Storage Warehouse” in the Service Commercial zone at 19250 E US Highway 24, was passed by City Council on July 19th, 2018; and

Whereas pursuant to Municipal Code §18.34.110 (Site Plan) and §18.57.090 (CUP), authority to issue a zoning/development permit [ZDP] or building permit expires two years after the date of approval (in this case, on July 19th 2020); and

Whereas the City has received a request from the property owner to extend the authority to issue a ZDP or building permit for two (2) additional years, to July 19th, 2022; and

Whereas pursuant to Municipal Code §18.34 (Site Plan) and §18.57 (CUP), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas the Woodland Park Planning Commission considered the request on February 25, 2021 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on March 4, 2021, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

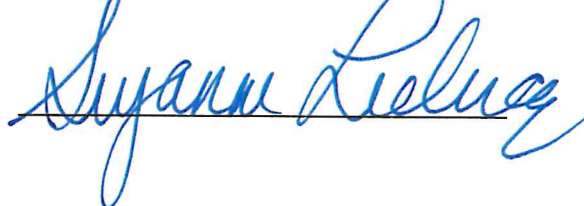
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 4TH DAY OF MARCH, 2021.

Signed by the Mayor:



Attested by the City Clerk:



CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 895, SERIES 2022

A RESOLUTION GRANTING A 2-YEAR EXTENSION OF CONDITIONAL USE PERMIT 18-01 (ORDINANCE 1330, 2018) AND SITE PLAN REVIEW 18-01 TO JULY 19, 2024.

Whereas, Ordinance 1330, Series 2018, an ordinance granting a Conditional Use Permit [CUP] and Site Plan Review [SPR] for 18.09.090.v.2 Commercial Warehousing and Storage, 18.09.090.v.3 Mini-storage Warehouse, 18.09.090.v.4 Professional/ Business/Office/Storage Warehouse" in the Service Commercial zone at 19250 E US Highway 24, was passed by City Council on July 19th, 2018; and

Whereas, pursuant to Municipal Code §18.34.110 (Site Plan) and §18.57.090 (CUP), authority to issue a zoning/development permit [ZDP] or building permit expires two years after the date of approval (in this case, on July 19th 2020); and

Whereas, City Council adopted Resolution No. 872, Series 2021 on March 4, 2021 granting an extension of conditional use permit 18-01 (Ordinance 1330, 2018) and site plan review 18-01 to July 19, 2022; and

Whereas, the City has received a request from the property owner to extend the authority to issue a ZDP or building permit for two (2) additional years, to July 19th, 2024; and

Whereas, pursuant to Municipal Code §18.34 (Site Plan) and §18.57 (CUP), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas, the Woodland Park Planning Commission considered the request on June 9, 2022 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas, City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on July 21, 2022, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended to July 19, 2024.

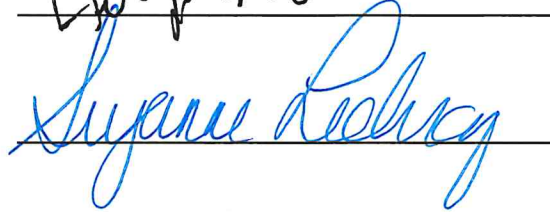
Section 2. This request only approves an extension. All conditions and terms of the original approval of CUP 18-01 and SPR 18-01 remain in place and are unchanged.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21st DAY OF JULY, 2022.

Signed by the Mayor:



Attested by the City Clerk:



REVIEW COMMENTS



Date: August 29, 2024

Project: Woodland Park Self Storage CUP/SPR Extension Request – A24-0098

For Municipal Code and Engineering Specification Reference, please visit:

- *City of Woodland Park Municipal Code (CWPMC):*
https://library.municode.com/co/woodland_park/codes/code_of_ordinances
- *City of Woodland Park Drainage Criteria Manual (CWPDCM):*
<https://city-woodlandpark.org/272/Drainage-Criteria-Manual>
- *City of Woodland Park Engineering Specifications (CWPES):*
<https://city-woodlandpark.org/273/Engineering-Specifications>

A majority of the following comments will need to be addressed when construction drawings are submitted.

Page Label	Comments	Reviewer
4 of 4	The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.	Kip Wiley
Grading Plan	Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek	Ben Schmitt
Grading Plan	Renewal plans need to be reviewed by CDOT (particularly with an updated TIA), to reflect the preferred configuration based on CDOTs corridor designation.	Ben Schmitt

I have also included an Adobe PDF of the Site Plan markups with the above comments noted.

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.

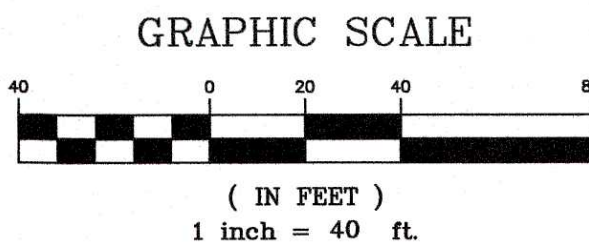


Know what's below.
Call before you dig.

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- LOW POINT
- HIGH POINT
- GRADE BREAK
- OVERLAND FLOW
- CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

GRASS SWALE
NOT TO SCALE



NOTE:
ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY WILL REQUIRE PERMIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°42'58"E	69.55
L2	N00°02'16"E	66.25
L3	N88°52'33"E	9.17
L4	N01°15'08"E	539.30
L5	N89°59'29"W	442.90
L6	N00°17'03"E	320.86
L7	S67°26'16"E	266.57
L8	S01°19'57"E	195.26
L9	N88°52'33"E	109.99
L10	N00°02'05"E	684.41
L11	N89°59'29"W	89.34

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	104.35	399.99	14°56'53"	N82°48'36"E

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
CHECKED BY:	CRD	HORIZ. 1"=40'	SHEET	3 OF 10	GP01

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

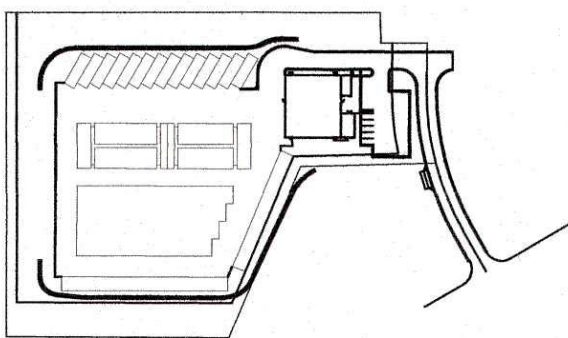
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING
ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

SHEET KEY



OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1

CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO SEWER MAIN. THIS COURSE OF SAID EASEMENT SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH THE IREA TRANSMISSION LINE.

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

OWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC/INSTITUTIONAL
ZONING: SC

OWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SC

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek

DETENTION & WATER QUALITY POND
100-YR VOLUME = 2,960 cu ft
OUTFALL WEIRS

ASPHALT DESIGN PER
GEOTECH REPORT

EXISTING ANNEX

U.S. HIGHWAY NO. 24

REFERENCE DRAWINGS	NO.	DATE	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	DESCRIPTION
PR-SITE	1	June 5, 2018		
EX-CONTOURS				
PR-CONTOURS				
EX-ROW				
EX-TOPD				
X-104-PR-UTIL_CNV1				
X-104-EX-UTIL				
X-104-PR-BASE_CNV1				
X-104-PR-BASE_GYS				
X-104-PR-BNDRY_GYS				
X-Base Powers				
X-Base Union				
X-Util F3				
X-Util Union				
X-Road Cordiera Crest				
X-Util				
PR-Util				

COMPUTER FILE MANAGEMENT
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\GP01.dwg
CTB FILE: ---
PLOT DATE: August 6, 2018 9:11:02 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

From: [Brooks Kaufman](#)
To: [Christopher Gates](#); [Lancaster - CDOT, Adam](#); [Gonzales - CDOT, Arthur](#)
Subject: RE: Woodland Park Self Storage CUP Extension
Date: Tuesday, August 27, 2024 7:14:43 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[COREBuilderDeveloperServiceRequirements020824.pdf](#)

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

Good morning C.J.

CORE Electric Cooperative approves the CUP extension, but applicant will be required to meet CORE's future requirements for the transformer location and metering requirements.

Attached is CORE 2024 Builder Handbook with the requirements as today.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



[Book time to meet with me](#)

From: Christopher Gates <cgate@woodlandpark.gov>

Sent: Wednesday, August 21, 2024 8:43 AM

To: Brooks Kaufman <BKaufman@core.coop>; Lancaster - CDOT, Adam
<adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: RE: Woodland Park Self Storage CUP Extension

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

I realize this is a short turn around but if possible, please have comments back to me on or before September 3, 2024. Thank you.

C.J. Gates

Senior Planner

City of Woodland Park

220 W. South Avenue

cgates@city-woodlandpark.org

O: (719) 687 5209

C: (719) 325-6096



From: Brooks Kaufman <BKaufman@core.coop>

Sent: Wednesday, August 21, 2024 8:42 AM

To: Christopher Gates <cgates@woodlandpark.gov>; Lancaster - CDOT, Adam <adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: RE: Woodland Park Self Storage CUP Extension

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

C.J.

When are comments due?

Thanks

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.





[Book time to meet with me](#)

From: Christopher Gates <cgates@woodlandpark.gov>

Sent: Wednesday, August 21, 2024 8:37 AM

To: Brooks Kaufman <BKaufman@core.coop>; Lancaster - CDOT, Adam <adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: Woodland Park Self Storage CUP Extension

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Good Morning,

Please see attached for a CUP Extension Application. Please review and let me know if you have any comments as soon as you can. Thank you.

C.J. Gates

Senior Planner

City of Woodland Park

220 W. South Avenue

cgates@city-woodlandpark.org

O: (719) 687 5209

C: (719) 325-6096





COLORADO
Department of Transportation
Region 2

Traffic & Safety - Access Permits

September 9, 2024

024A/City of Woodland Park/Teller

CJ Gates, Senior Planner
City of Woodland Park - Planning & Community Development
220 W South Avenue, Woodland Park, CO
M (719) 325-6095 E cgates@city-woodlandpark.org

RE: Woodland Park Self Storage CUP Extension]

Dear City of Woodland Park,

I am in receipt of a referral request for Woodland Park Self Storage CUP Extension located at 19350 E Us Hwy 24, (024A EX, P-24], in the city of Woodland Park, in the County of Teller, State of Colorado. The project proposes the new construction of a climate controlled, self-storage facility. Using a mix of standard rental units as well as 150 climate-controlled units, with a total of 522 total units on 4.75 acres. Primary access is via private road, Trull Road onto US Highway 24 near MP 286.62. The property has the tax schedule No. R0056775, currently owned by 19350 Group LLC. After review of submittals, we have the following comments:

TRAFFIC

Provide a Traffic Analysis/Trip Generation (less than 3 years old)

- If DHV is less than 100; provide Trip Generation
- If DHV is 100 or more; provide a Traffic Impact Study
 - Any LOS worse than LOS D, is unacceptable and must be mitigated.
 - If the existing LOS is unacceptable then no additional traffic should be added regardless of significance.
 - Clearly state proposed mitigations at buildout (2026) and future (2044) conditions.

HYDRAULICS

Provide a current Drainage Letter/Report

- Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow
- Provide plans and hydraulic analysis of existing detention basin
- Describe hydrology & hydraulics methods, including intensity equations, within the body of the report



ACCESS

The Woodland Park Self Storage (Ute Pass) CUP Ext Packet, 1st Sub dated 2024 has been reviewed by CDOT Access Management. Our comments follow:

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the Department to determine if an access permit is required
- CDOT will require an access permit to record the currently undocumented access near MP 286.68 a private road known as Trull Road. Improvements may be required.
- Access should be approximately 150-feet or more from the intersection of Trull Road and US Hwy 24.
- Provide a current Traffic Study or Trip Generation. (TIS are valid for 1 year)
- Provide a current Drainage Report (Drainage Reports are valid for 1 year)

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Adam Lancaster at 719-562-5540 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Lancaster.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado
Assistant Access Manager

xc: Lancaster/file

