



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, June 9, 2022, 6:30 P.M.
Council Chambers – 220 W. South Avenue
REVISED AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** May 26, 2022
4. **PUBLIC HEARINGS**

A. Continued from May 26, 2022: CUP/SPR2022-03 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)**

The City Council Public Hearing is currently scheduled for Thursday, July 21, 2022, 7:00 P.M.

B. Hearing to be continued to a Special Planning Commission Meeting on June 21, 2022 at 6:30 PM.

PUD/SPR2022-01: a request by N.E.S. Inc. (Applicant) on behalf of New Life Holding Corporation (Owner) and its affiliated operating nonprofit corporate entities, Andrew Wommack Ministries, Inc. (AWMI) and Charis Bible Colleges, Inc., to consider a PUD Amendment to 1) revise the dimensional standards to allow a height increase from 35-feet to 45-feet maximum for the student housing and 2) remove a past Condition of Approval that the temporary student housing be privatized through either a lease agreement or some other arrangement so that it can be separately taxed. The subject property is located at 800 Gospel Truth Way with a legal description of Lot 1, The Sanctuary, Woodland Park, Colorado and is zoned Planned Unit Development (PUD) for the purpose of developing a Planned Business Development (PBD). **(QJ)**

[Note: An associated Site Plan Review (SPR) application is concurrently under review and is not subject to public hearing.]

The City Council Public Hearing is scheduled for Thursday, July 21, 2022, 7:00 P.M.

5. **REPORTS**
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for May 26, 2022
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 Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Commissioner Hartsfield
Present	Commissioner Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Absent	Commissioner Shawn Nielsen

Staff Present: Planning Director Karen Schminke, Senior Planner Chelsea Stromberg, and Planner 1 David Burgess

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: The May 12, 2022 minutes were approved with the modification to insert on page 6, prior to the motion to continue Item 4C "Commissioner Larsen asked the Commission to be aware of and consider the Water Allocation memo dated May 3, 2022, Kip Wiley, City Utilities Operations Director, that was provided for the City Planning Commission and City Council consideration." As well as the modification to change the wording in red ink in Item 4B to black ink.

The minutes were approved with the revisions by a 5-0 vote

4. PUBLIC HEARINGS

A. Continued from May 12, 2022: CUP/SPR2022-02 The Grove at Spruce Haven CUP: Consider a request by Joe Kent of 920 Spruce Haven LLC (Applicant and Owner) for a Conditional Use Permit (CUP) for construction of six (6) 2-unit attached single family dwellings on 2.18 acres in a portion of the W1/2 of the NW1/4 of Section 24, Township 12 South, Range 69 West of the 6th Principal Meridian, also known as part of the Kowitz Tracts, with an address of 920 Spruce Haven Drive in the Multi-Family Residential Suburban (MFS) zone. (QJ)

Chair Hartsfield opened the public hearing and Ms. Stromberg presented a PowerPoint presentation summarizing the project and the Staff Report to the Commission. Ms. Stromberg summarized the findings for both, the Conditional Use Permit and the Site Plan Review. After finding substantial compliance with the requirements, the presentation concluded with the Staff recommendation that the Planning Commission recommend to City Council approval of this application with the following conditions:

1. 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.
2. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed twenty-five feet in height.
3. Pursuant to MC 18.33.180, at least 40% of parcel shall remain as open space.

4. Pursuant to MC 18.33.180.D, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.
5. Prior to the issuance of a building permit, the property owner shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Final Plat
 - c. Infrastructure Zoning Development Permit, pursuant to MC 18.33.170, for the installation of curb and gutter and sidewalks along Spruce Haven Drive or submit fees-in-lieu; and
 - d. Zoning Development Permits and Building Permits for all new construction, including:
 - All Civil/Construction drawings
 - Final Drainage Report
 - Final Landscaping Plan
 - Final Site Plan
 - Final Floor Plan and Elevations
 - Final Grading, Sediment and Erosion Control Plan
 - Final Utility Plan (water, sewer, power, etc.)
 - Final Photometric Plan
 - CO Stormwater Permit/Stormwater Management Plan
6. Prior to conveyance of any dwelling unit, a Townhome Plat shall be approved by the City and recorded with the Teller County Clerk and Recorder. The Townhome Plat shall include covenants describing limits on the property and maintenance of all common areas.
 - a. Prior to approval of a Townhome Plat, Park Capital Fees shall be submitted and payable at the rate established when the application is submitted (2021 rate is \$2,133/per unit).

Commissioner Larsen asked staff to revisit the revised site plan to clarify the location of the proposed emergency vehicle turnaround, which had been relocated two units north of where it was located on the original submittal. He also inquired about the absence of requested notes on the revised plans indicating the proposed uses of Tract A and Lot 13 as well as the location of the screening fence along the eastern property boundary.

Chair Hartsfield called the Commission's attention to Municipal Code Section 18.57.040.A The Standards for Conditional Use Permits *"The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city."* He continued on to ask staff if the recommendation was in the best interest of the City or if it was merely compliant with Code. Ms. Schminke answered that Staff is responsible for ensuring code compliance, however, that the code is informed by the Comprehensive Plan which, as it is created by the community, should reflect the best

interest of the City. Ms. Schminke also offered that it is highly unusual for the Multifamily Use to require a Conditional Use Permit in the zone district entitled Multifamily Residential. Commissioner Larsen provided background information on that code requirement.

Commissioner Harvey asked whether the issue of accepting fees-in-lieu for sidewalks had been resolved. Chair Hartsfield called attention to Condition #5C which indicates that fees-in-lieu are still permissible for this application.

The applicant, Joe Kent, was called forward to present his slides. He clarified items that had been revised, such as the cedar privacy fence, and the 24-foot wide central drive. Commissioner Brown asked whether the expanded road width would shorten driveways, the applicant stated that driveways would be reduced to 19-feet, which is still consistent with the standard length of a parking space. The applicant clarified the uses of Tract A and Lot 13 for Commissioner Larsen, as drainage, and undeveloped, respectively. The Commissioner asked the applicant to add a plan note to specify those uses.

Chair Hartsfield opened the hearing to the public. DeAnn Betterman, 1217 Stone Ridge Dr., stepped forward and spoke of her concerns regarding traffic, playgrounds for families, and public safety. Ms. Schminke noted that while the Police Department was involved in the Comprehensive Plan Process, it is not a standard review agency for CUP-SPRs. After determining that no one else wished to speak, Chair Hartsfield closed the public hearing and called the applicant forward for rebuttal. The applicant, Erin Obering, stepped forward to clarify that the project was reviewed by the Parks and Recreation Advisory Board which recommended fees-in-lieu of park land dedication.

Chair Hartsfield revisited the discussion of whether the applicant should install the sidewalks or if fees-in-lieu are acceptable. He advocated for the installation of the sidewalks. There was a discussion about whether or not the Planning Commission had the authority to require the installation of sidewalks rather than accepting fees-in-lieu. Ms. Schminke indicated that code allows for fees-in-lieu, however, the Planning Commission may recommend to the City Council a condition of approval stipulating the installation of sidewalks, and that it would then be within the purview of City Council to include, modify, or exclude that condition. Commissioner Brown suggested that the potential condition include a disclaimer that in the event the City Engineer does not find it appropriate to install sidewalks, then fees-in-lieu would be accepted. Commissioner Kennedy mentioned that there is a sidewalk on the south side of Spruce Haven Drive, and discussed the likelihood of creating a "sidewalk to nowhere".

Commissioner Larsen asked if the recommendations differed from the recommendations of the initial hearing for this case. Ms. Stromberg answered that there were no changes to the recommendations.

Commissioner Kennedy asked the applicant how the six-foot tall fence and the retaining wall would impact the views, and if they would effectively screen the prospective residents' views of the adjacent tow yard. Mr. Kent answered that the landscaping was strategically selected and placed to help provide screening. Commissioner Harvey also noted that the operator of the tow yard would be moving, as indicated by the operator's pursuance of a Conditional Use Permit for a different location, heard by the Planning Commission on May 12, 2022. The applicant also offered information regarding sidewalks, and indicated that fees-in-lieu were recommended by the Parks and Recreation Advisory Board for parks, and he believed that the City Engineer would find it appropriate to request the same for sidewalks, however, if the Planning Commission required sidewalks, the applicants would happily comply.

The board agreed upon an additional condition:

7. Sidewalks shall be installed unless the City Engineer determines such installation to be undesirable in which event fees-in-lieu shall be required”

Ms. Schminke made the distinction that the Commission seemed to be grappling with a larger policy issue regarding fees-in-lieu and how that policy is applied city-wide. This is a policy that should be discussed at a time when the commission is not deciding the fate of an individual application.

Chair Hartsfield asked if by approving this CUP would Lot 13 be approved for a similar use. Ms. Schminke answered that Lot 13 could develop with a use by right, but would need to request an additional CUP should the applicant wish to develop Lot 13 with multifamily residential.

The board agreed upon an additional condition:

8. The site plan shall be modified to include a note on Lot 13 reading: “Not Currently Approved for Development”

Commissioner Larsen brought up the water tap allocation process. He indicated that it was beyond the control of the applicant for this project. His concern was about “borrowing” the taps from potential future development for this development given the limited water available. Chair Hartsfield clarified that the current tap allocation system relies on a first come, first served prioritization. Commissioner Kennedy quoted the Utility Memo “In summary, an increase in residential densities can be supported on the short term because the City currently has the water to serve additional multifamily units.”

Chair Hartsfield requested a motion. Commissioner Brown moved to adopt staff’s recommendation with the addition of the following two conditions:

7. Sidewalks shall be installed unless the City Engineer determines such installation to be undesirable in which event fees-in-lieu shall be required”

8. The site plan shall be modified to include a note on Lot 13 reading: “Not Currently Approved for Development”

Commissioner Harvey seconded the motion.

**YES: Hartsfield, Brown, Harvey, and Kennedy. NO: Larsen
Motion PASSES 4-1.**

B. CUP/SPR2022-03 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)**

Prior to opening the Public Hearing, Chair Hartsfield recused himself from hearing the item, indicating that he has worked with the applicant on this project in the past, and stepped out of the room. Vice-Chair Brown asked for staff presentation. Ms. Schminke briefly began to introduce the application, however, Commissioner Kennedy interjected to make note that according to Bylaws, Rules, and Procedures for the City of Woodland Park Planning Commission, Section 6, A Quorum: *“Five or More of all the Commission Members may constitute a quorum for conducting business at a meeting. No action shall be taken in the absence of a quorum except to adjourn the meeting to a subsequent date”* With the recusal of Chair Hartsfield, there was no quorum. Chair Hartsfield reentered the room. Ms. Schminke discussed possible dates for continuation of the item. The applicant,

Eric Smith of Matrix Design Group, stepped forward to state concerns over the potential date for City Council approval, given the pending expiration date of July 19th for the existing CUP. Commissioner Harvey noted, and Ms. Schminke confirmed, that since the extension process has begun, the applicant has fulfilled their duty and the CUP will not expire while in review by the City. Commissioner Brown moved to continue the item to the June 9th meeting. Commissioner Harvey seconded.

YES: Hartsfield, Larsen, Harvey, and Kennedy. NO: Brown
Motion PASSES 4-1.

5. REPORTS: None.

The next meeting of the Commission is scheduled for June 9, 2022 at 6:30 PM.

6. ADJOURN: The meeting was adjourned at 7:47 pm.

Approved this _____ day of _____, 2022 by _____
Ken Hartsfield, Chair



Planning Commission Staff Report

Public Hearing: 6:30pm – May 26, 2022

Agenda Item

Department

Presenter

4.B.

Planning

Chelsea Stromberg
Senior Planner

AGENDA ITEM 4.B

CUP/SPR 2022-03 Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit (CUP) and Site Plan Review (SPR): A request by M3XP2, LLC (Applicant) & 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

On April 19, 2022, the City received a written request to extend CUP18-01 (which was originally approved by City Council on July 19, 2018 by Ordinance 1330, 2018) and SPR 18-01 all for a 72,400 SF self-storage facility on 4.75 acres. This is the second request for a two year extension, the previous extension to July 19, 2022 was granted on March 4, 2021. Copies of the original approval, as well as the first extension, granted by City Council are attached to this staff



report. In this application, the applicant and property owner desire to extend the CUP and SPR approvals for an additional two years (from July 19, 2022 to July 19, 2024).

STAFF FINDINGS

The original application was submitted in April 2018 and the approval, which included a lengthy list of conditions, ran from July 19, 2018 to July 19, 2020. On February 6, 2019 the Applicant/Owner submitted an application for a commercial development ZDP for the building and on February 20, 2019 a ZDP application for a grading permit. Without construction activity commencing, these ZDPs expired after one year (February 2020). The original CUP/SPR expired July 19, 2020.

On January 29, 2021, the 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.

The CUP/SPR extension request was heard by the Planning Commission on February 25, 2021 and approved by City Council on March 4, 2021.

On March 15, 2021, after having reviewed the waterline ZDP request, Utilities Director, Kip Wiley, provided a memo with a list of concerns (copy attached) 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).

The most recent activity on this project occurred when an extension request for the CUP/SPR was submitted on April 19, 2022. That request 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.

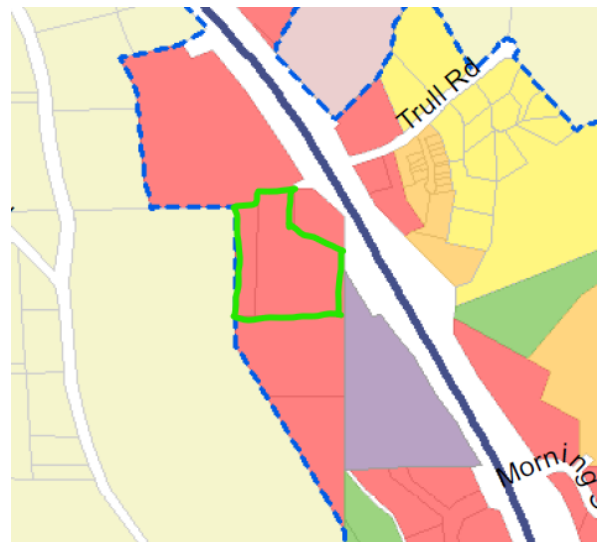
Comment was also received from City Engineer, Ben Schmitt, who provided the following:

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.

Since this proposal was first approved in 2018 the City has adopted a new Comprehensive Plan. This proposed development continues to be consistent with the 2021 Comprehensive Plan Future Land Use Map.

Future Land Use Categories

Open Space	Mixed Use Areas
Single Family	Parks and Semi/Public Lands
Multi-Family Residential	Teller & El Paso Counties Rural Residential
Downtown Mixed Use	Teller County Commercial
Commercial	



RECOMMENDATION

As there are no regulations to assess, planning staff does not have a position or recommendation on this extension request. However, if the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension, then the approving resolution should clearly state that the development is still subject to all of the conditions of approval specified with the original approval CUP18-001/SPR18-001 from July 2018.

ATTACHMENTS

- A. Extension Request Application
- B. Applicant Narrative
- C. Ordinance 1330, 2018 (CUP18-01)
- D. Resolution 872, 2021 (CUP/SPR Extension)
- E. March 15, 2021 Memo from Kip Wiley, Utilities Director

Planning Application Entry Form

[Print Record](#)

[Go To Development Fees Receipt Form](#)


ID

Permit Number 202204092

Project # EXT/Case # CUP/SPR2022-03

Development Case ☐

Date Received 4/19/2022

Date Routed 4/19/2022

Date Initial Permit Approved

*Date Permit Paid 4/19/2022

Open Permit Comments

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type SPR

Project Type Number 4

Project Classification Extension

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPS

Project Name WP Self Storage - SPR Exten

Site Address Number 19350

Site Address Name E. Hwy 24

Lot Number 1

Block Number

Subdivision WP Saddle Club

Filing # 1

Applicant Business Name M3XP2, LLC

App First Name

App Last Name

App Phone Number 719-502-7431

PO Box

Mailing Address Street # 750

Mailing Address Street Name E. Hwy 24, Suite 202

City Woodland Park

State CO

Zip Code 80863

Owner First Name 19350 Group, LLC

Owner Last Name

Zone Class SC

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planning Director's Office



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202204092
Case # CUP/SPR 2022-03
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

received
4/19/2022

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 719-502-7431 Mobile _____

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 719-502-7431 Mobile _____

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 2-YEAR 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

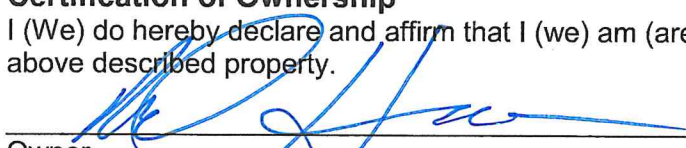
7. Applicable Code Sections

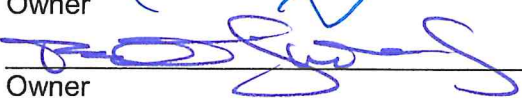
The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is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

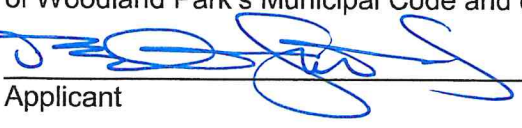
I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡  _____ Date 4-18-22

➡  _____ Date 18 Apr 2022

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.

➡  _____ Date 18 Apr 2022

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 DEVELOPMENT 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. It 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 2023.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known GYS 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 also approved in February of 2021. This Conditional Use Permit extension is requested because of the following factors:

- 1.) The development issues with supply chain of construction materials, and more importantly, construction costs, has required the Owners to have to revisit the proforma for the overall development. It takes time to get updated costs, with Lender involvement and their requirements, to solidify the projections.
- 2.) The market potential has changed in the last 18 months. The Model used in our original projections has also changed because of the updated, and still increasing, cost of building the project. There has also been a shift in demographics and COVID-related displacement, that may have affected the use of the project. Dependable research results are critical at this point and it has taken several months to get more settled data to bear out the changes and react accordingly.
- 3.) Additionally, the construction timeline is critical for the GC to hit predictable finish date, of note:
 - a. Weather conditions. It's important that the bulk of the site work, horizontal work and foundations be started and completed in the "warm months" of the year. That means a construction start date of Spring 2023.
 - b. Construction completion. Just like many developments that have a customer-centric activity, it's important to have the opening of the facility before a year end, and not open in the "coldest months" of a year.

It's important to note that we have already completed the following:

- Site Plan completed
- US Hwy 24 Waterline Plan completed
- Landscape Plan completed
- Lighting Plan completed
- Road and Storm Plan completed
- GEC completed
- Utility Plan completed
- CCOT Access Permit applied for/waiting

We respectfully ask for this CUP extension so we may begin construction starting the Spring of 2023.



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
-----------------------------	--------------------------------	--------------------------------------	----------------------------	-------------------------------------	------------------------------

Property Record Database

Account Information (provided by Assessor)

Account No R0056775

Parcel Id 6031.303030010

2021 Values [A PDF of the 2021 Notice of Value](#)

Actual \$413,820

Assessed \$120,010

Tax Dist 60

Acct Type Comm Vacant

School Dist RE-2

Acres 4.7500

Map No. 3031-30

Owner Name 19350 GROUP LLC

Mailing 750 E US HIGHWAY 24 STE

Address 202A

WOODLAND PARK, CO

808637750

Physical 19350 E US 24

Address

Area CATAMOUNT AREA

Brief Legal Desc L1 W.P. SADDLE CLUB 1

**No
Parcel
Picture
Found**

Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#)

[Commercial Sales List](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning SC

Land Information (provided by Assessor)

Land Type Abst Code Acres

Commercial 0200 4.7500

TOTAL 4.7500

Transfers (provided by Assessor)[Commercial Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
12/14/2018	712448	Warranty Deed	\$536,400

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2019	\$9,034.56
2020	\$9,846.40
2021	\$9,689.02

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

04/27/2022 11:54:13 AM



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:

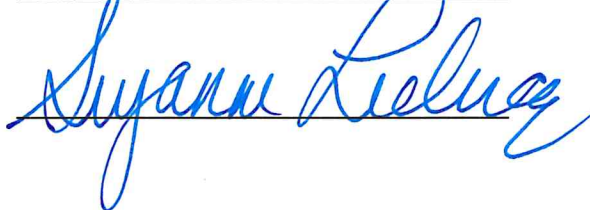
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

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:



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

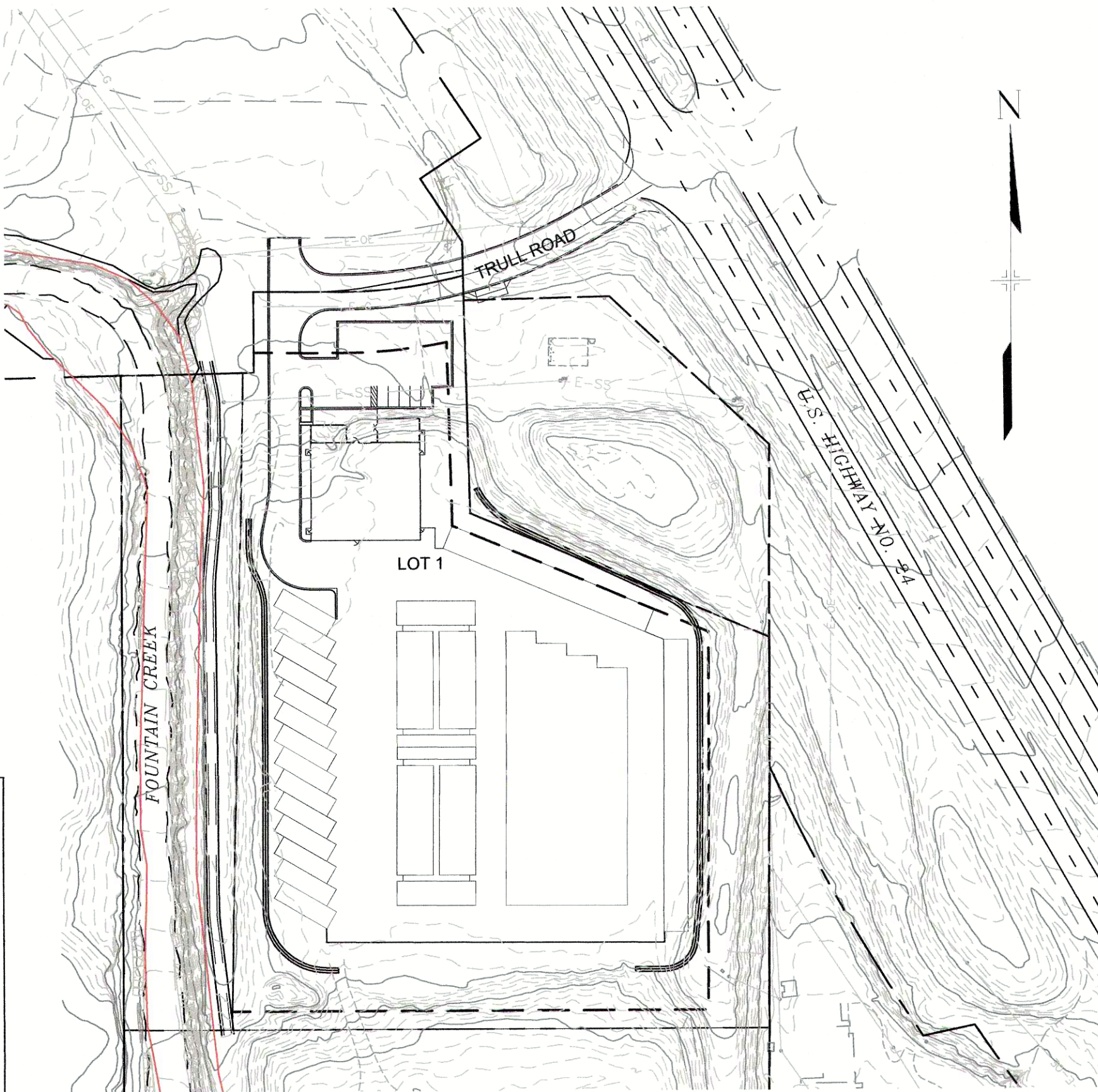
- The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT 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.

WOODLAND PARK SELF STORAGE

CITY OF WOODLAND PARK

SITE PLAN

JUNE, 2018



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

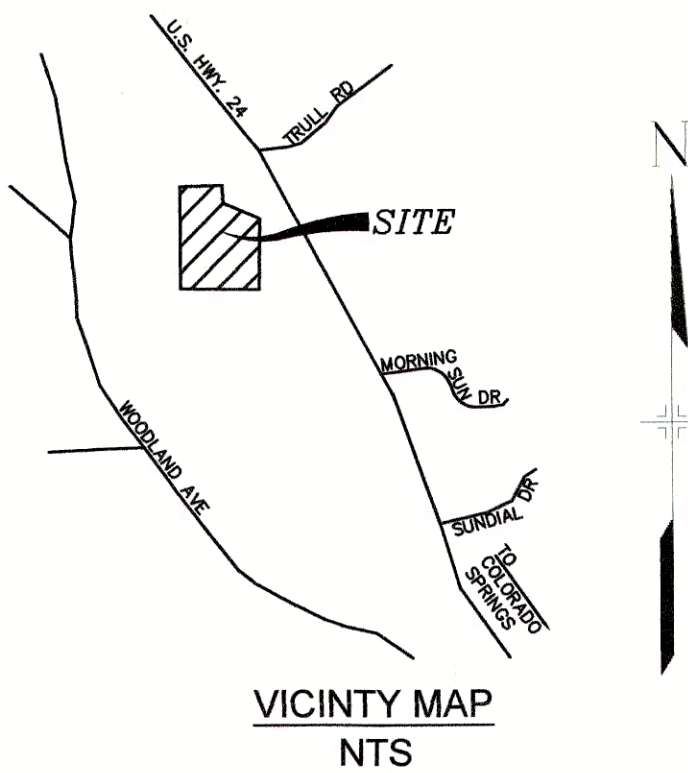
CITY OF WOODLAND PARK SIGNATURE BLOCK:

"(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."

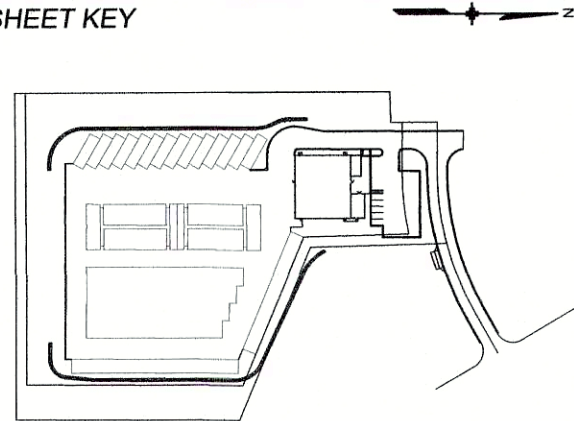
Date: 9-18-2018 City Planner: Joe Pellegrini AICP City of Woodland Park



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	BY
	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



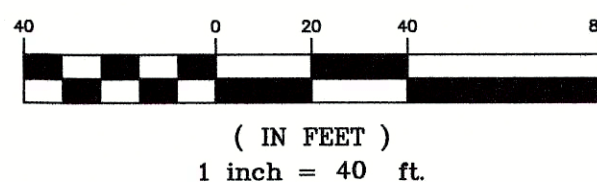
Know what's below.
Call before you dig.

LEGEND:

- 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

GRAPHIC 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

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

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

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

PREPARED BY:



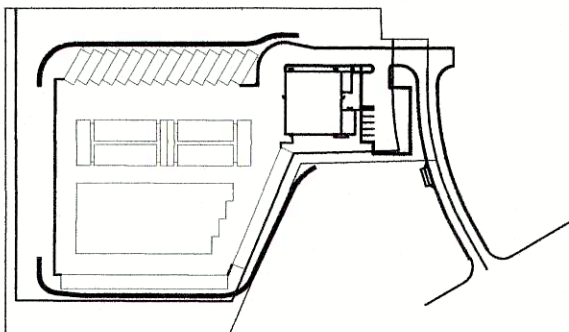
BENCHMARK

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
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.

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

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

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: 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-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

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.

REVISIONS

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

Know what's below.
Call before you dig.

APPROVAL CONDITIONS & RESTRICTIONS

See Ord. No. 1330, 2018

LEGEND:

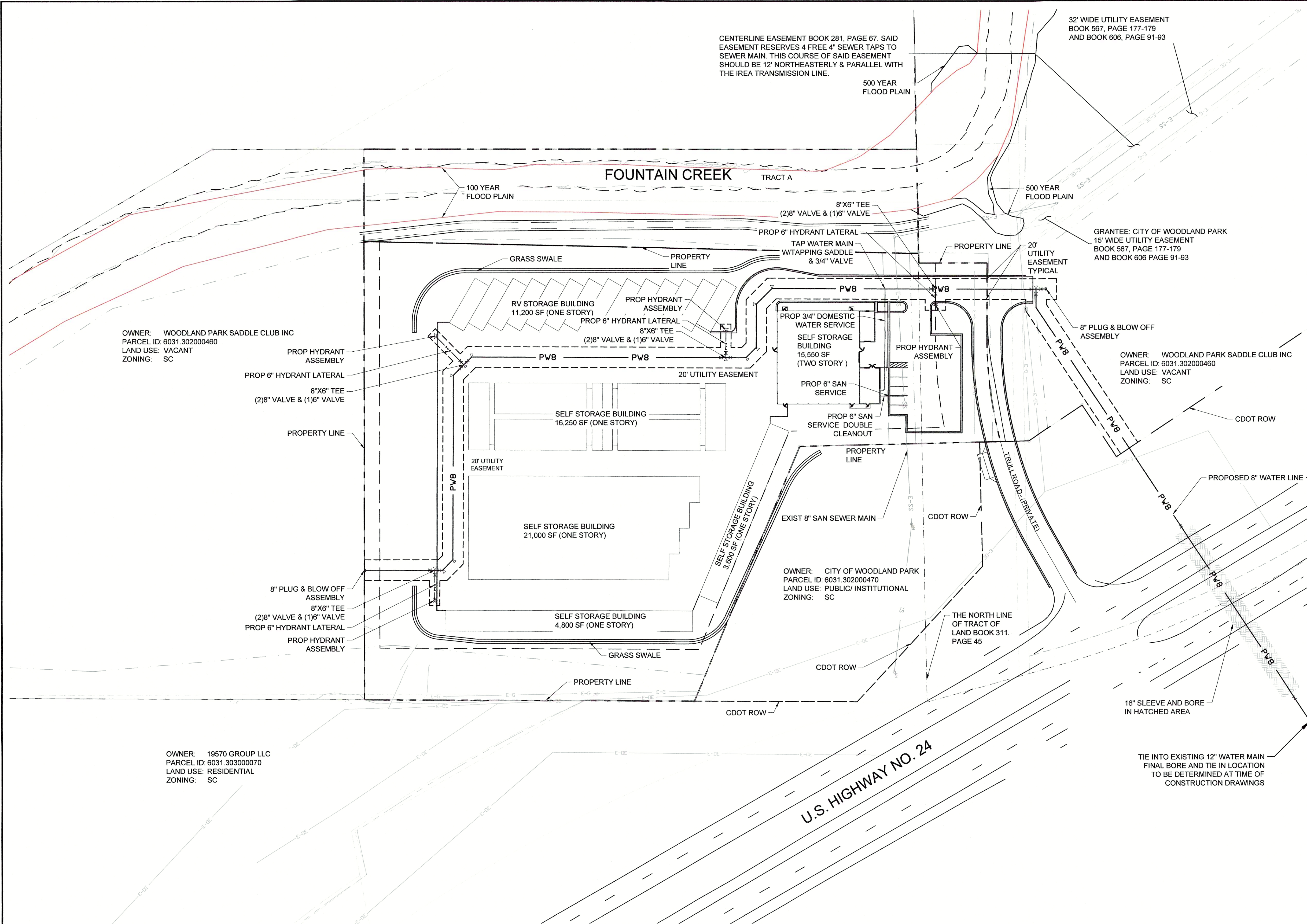
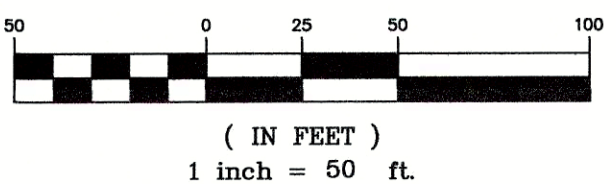
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 6" FIRE AND DOMESTIC WATER SERVICE
	PROPOSED 8" WATER
	PROPOSED 6" SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

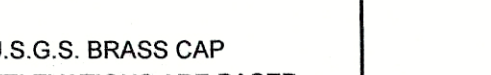
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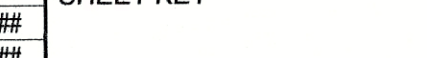
- 1) ALL CLEANOUTS & VALVES LOCATED IN ASPHALT OR CONCRETE TO BE PLACED IN VALVE BOX PER WOODLAND PARK "TYPICAL VALVE BOX SETTING" DETAIL.
- 2) ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUYWIRES, SHALL BE ADJUSTED TO FINAL GRADE.
- 3) CONTRACTOR TO COORDINATE RELOCATION OF DRY UTILITIES W/DRY UTILITY OWNERS 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	####	####	####	####	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. 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.	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	####	####	####					
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION		CRD				
No.	DATE	DESCRIPTION		BY				
REVISIONS								
COMPUTER FILE MANAGEMENT								
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REFERENCE DRAWINGS X-104-PR-UTIL_CW1 X-104-EX-UTIL X-104-PR-BASE_CW1 X-104-PR-BASE_GYS X-104-PR-BNDRY_GYS X-Base Powers X-Base-Union X-UB-F3 X-UB-Union X-Road-Cordera Crest	####	####	####	####	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. 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	WOODLAND PARK SELF STORAGE WOODLAND PARK DEVELOPMENT PLAN PHOTOMETRIC PLAN	<table border="1"> <tr> <td>DESIGNED BY:</td> <td>EMS</td> <td colspan="2">SCALE</td> <td>DATE ISSUED:</td> <td>June 05 2018</td> <td rowspan="3">DRAWING No. LP01</td> </tr> <tr> <td>DRAWN BY:</td> <td>CRD</td> <td>HORIZ.</td> <td>N.T.S.</td> <td></td> <td></td> </tr> <tr> <td>CHECKED BY:</td> <td>GGG</td> <td>VERT.</td> <td>N.A.</td> <td>SHEET</td> <td>5 OF 10</td> </tr> </table>	DESIGNED BY:	EMS	SCALE		DATE ISSUED:	June 05 2018	DRAWING No. LP01	DRAWN BY:	CRD	HORIZ.	N.T.S.			CHECKED BY:	GGG	VERT.	N.A.	SHEET	5 OF 10
	DESIGNED BY:	EMS	SCALE								DATE ISSUED:	June 05 2018	DRAWING No. LP01																
	DRAWN BY:	CRD	HORIZ.	N.T.S.																									
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COMPUTER FILE MANAGEMENT																													
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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 footed lengths and 27K, 3K, 30K or 4K color temperatures, as well as Red, Green, Blue and Amber. The housing is constructed of extruded aluminum with toped 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 0V triac edge dimming.

TYPE: Project
Project:

APPROVED:

SPECIFICATION

	2700K	3000K	4000K	Blue	Amber
color temperature	2700K	3000K	4000K	Blue	Amber
lumen output	762 per foot	760 per foot	965 per foot (35K-40K)	380 per foot	525 per foot
beam spread	10° - 25° - 40° - 60° - 120° - 180°	10° - 25° - 40° - 60° - 120° - 180°	10° - 25° - 40° - 60° - 120° - 180°	27° x 54° (45/90)	
case construction	3 chip MacAdam Ellipse / DM / BA				
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 +/- 15° Adjustable Bracket (80°/15° Bi-directional)				
operating temperature	-20°C to 50°C				
junction temperature	72°C @ T 25°C				
efficiency	diminable to 5% ESD electronic low-voltage triac edge dimming, synchronized w/ soft start off				
power supply	integrated Class A electronic high-power factor 94%				
certification	ETL / cETL us CUL				
environment	wet, interior location / IP68 (Connectors 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
CUWET COVELINE WET	1 355 mm (12 ft.)	27K 2700K	10 10° x 10° beam	BSAG62 Bracket Extension Arm - 6"
	4 1180 mm (38 ft.)	3K 3000K	25 25° x 25° beam	BSA1032 Bracket Extension Arm - 12"
	8 1270 mm (79 ft.)	3K 3000K	40 40° x 40° beam	BSA6062 Bracket Extension Arm - 18"
	4K 4000K	80 80° x 80° beam	87140 87° x 140° Asymmetric	BL Black Lacquer
	BSL Beam™		Asym 27° x 54° Asymmetric	
	BLD Beam™			
	BLD Beam™			

** Consult Factory (minimum order quantity)

ACCESSORIES (Indicate the quantity needed for each item.) **REORDER** Starter Cable (SC100K) and Temperature Cap (TC200K) for every run. **Maximum Run Length = 60 feet**

TC200W 10 ft. Extension Cord	SC100W 10 ft. Starter Connection Cord	LSB Landscape Spike - 6"
EC12W 12 ft. Extension Cord	ASB62 Adjustable Bracket (Bi-directional)	LSB Landscape Spike - 12"
EC24W 24 ft. Extension Cord	LSB Landscape Spike - 18"	
EC60W 60 ft. Extension Cord		

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3025 Commerce Ave., St. Charles, IL 60174 www.solidstateluminaires.com

NMI File: 1217

McGraw-Edison

DESCRIPTION

The Gallcon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-efficient illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL Listed. Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and optical spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K or 2700 CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable thermal tray assembly for ease of maintenance. 120-277V 50/60Hz, 247V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 10W dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallcon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGSC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. BSL and custom color matches available.

Warranty
Five year warranty.

ARM MOUNTING REQUIREMENT TABLE
Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.12" to 4.71". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

GLEON GALLEON LED

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width (Inch)	"B" Standard Arm Length (Inch)	"C" Standard Arm Length (Inch)	"D" Standard Arm Length (Inch)	Weight with Arm (lbs.)	EPA (Sq. Ft.)
1.4	16.12" (409mm)	7"	10"	10"	48	0.26
5.4	21.54" (548mm)	7"	10"	10"	48	1.00
7.8	27.06" (687mm)	7"	10"	10"	48	1.57
9.10	32.24" (819mm)	7"	10"	10"	48	1.12

DRILLING PATTERN

TYPE "A"

TYPE "B"

TYPE "C"

TYPE "D"

CERTIFICATION DATA
UL Listed, Wet Location Listed
UL900
UL919 UL900 Compliant
30 Vibration Rated
IP68 Rated
Energy-Efficient Compliant™ Qualified™

ENERGY DATA
Equivalent LED Driver
UL900 Factor
≤ 0.5% Total Harmonic Distortion
120V/277V/480V
30V & 480V 60Hz
20°C Min. Temperature
40°C Max. Temperature
90°C Max. Temperature (9A Option)

TECHNICAL DATA
60°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Footcandle Area (Sq. Ft.)
XTOR16, XTOR26, XTOR38-0.24
XTOR58-0.45

SHIPPING DATA
Approximate Net Weight:
1.7 - 5.25 lbs. (1.7 - 2.4 kg)

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ARM MOUNTING REQUIREMENTS

Configuration	90° Apert	120° Apert
GLEON-AP-21	7' Arm (Standard)	7' Arm (Standard)
GLEON-AP-22	7' Arm (Standard)	7' Arm (Standard)
GLEON-AP-23	7' Arm (Standard)	7' Arm (Standard)
GLEON-AP-24	7' Arm (Standard)	7' Arm (Standard)
GLEON-AP-25	10' Extended Arm (Pre-painted)	7' Arm (Standard)
GLEON-AP-26	10' Extended Arm (Pre-painted)	7' Arm (Standard)
GLEON-AP-27	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AP-28	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AP-29	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AP-30	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AP-31	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares	"A" Width (Inch)	Weight with DM Arm (lbs.)	Weight with DM2A Arm (lbs.)	EPA (Sq. Ft.)
1.4	16.12" (409mm)	35 (16.9) lbs.	38 (17.2) lbs.	
5.4	21.54" (548mm)	46 (20.9) lbs.	49 (22.2) lbs.	1.11
7.8	27.06" (687mm)	54 (24.4) lbs.	59 (26.6) lbs.	

NOTES: 1. Optics are available with 1-10 light squares configurations. 2. DM2A optics available with 1-10 light squares configurations. 3. DM2A optics for use with mounting hardware at 90° or 120° on a single pole.

FINISH
Bronze

Material
Aluminum

Measurements
H 51" x W 4.5"
B 11.0, 2.25" 50" W 4.5"

Build Specifications
15W PCB 3000 LED (included)

Color Rendering Index
80+

Initial Lumens
2,100 lm

Dimmable:
ELV

Certification:
Wet Location
ADA

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Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkways, inverted mount for landscape/illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks etc.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Blasting housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact resistant Super durable TIGC carbon bronze or summi white polyester powder coat paint. Super durable TIGC powder coat paint finishes withstand extreme climate conditions while providing optimal color and glare retention of the installed life.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 75,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for three branch wiring. Back box is an authorized electrical wiring compartment.

Finish
Crosstour is protected with a Super durable TIGC carbon bronze or summi white polyester powder coat paint. Super durable TIGC powder coat paint finishes withstand extreme climate conditions while providing optimal color and glare retention of the installed life.

Warranty
Five year warranty.

XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS

ESCUTCHION PLATES

CERTIFICATION DATA
UL Listed, Wet Location Listed
UL919 UL900 Compliant
30 Vibration Rated
IP68 Rated
Energy-Efficient Compliant™ Qualified™

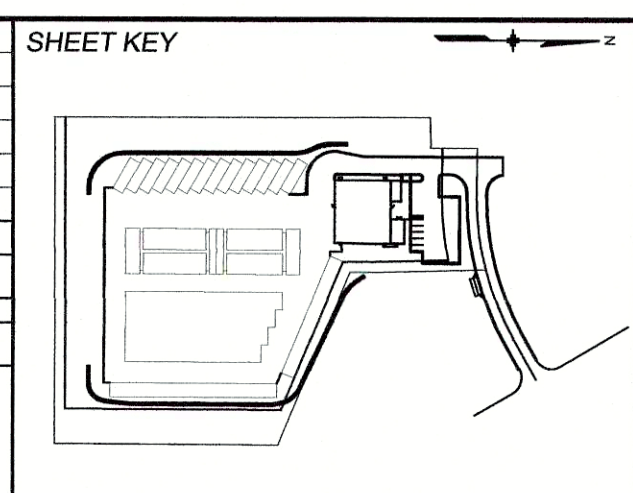
TECHNICAL DATA
60°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Footcandle Area (Sq. Ft.)
XTOR16, XTOR26, XTOR38-0.24
XTOR58-0.45

SHIPPING DATA
Approximate Net Weight:
1.7 - 5.25 lbs. (1.7 - 2.4 kg)

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REFERENCE DRAWINGS	####	####	####	####
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X-104-EX-UTIL	####	####	####	####
X-104-PR-BASE_CN1	####	####	####	####
X-104-PR-BASE_GYS	####	####	####	####
X-104-PR-BNDRY_GYS	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	
X-Base Powers	No.	DATE	DESCRIPTION	
X-Base Union			REVISIONS	
X-Util F3				
X-Util Union				
X-Road-Cordera Crest				
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BENCHMARK

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PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

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

SEAL

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WOODLAND PARK SELF STORAGE

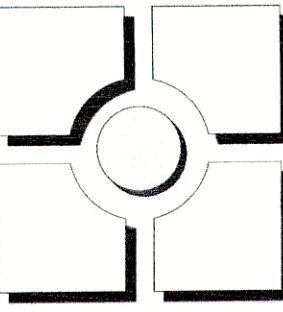
WOODLAND PARK DEVELOPMENT PLAN

PHOTOMETRIC PLAN

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CHECKED BY: <td>GGG <td>VERT N.A.</td> <td></td> <td></td> <td></td> </td>	GGG <td>VERT N.A.</td> <td></td> <td></td> <td></td>	VERT N.A.			
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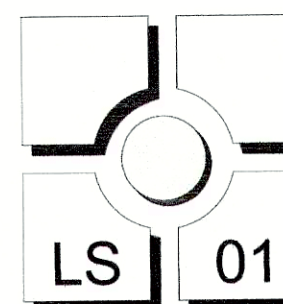


THOMAS THOMAS
Planning
Urban Design
Landscape
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-8777

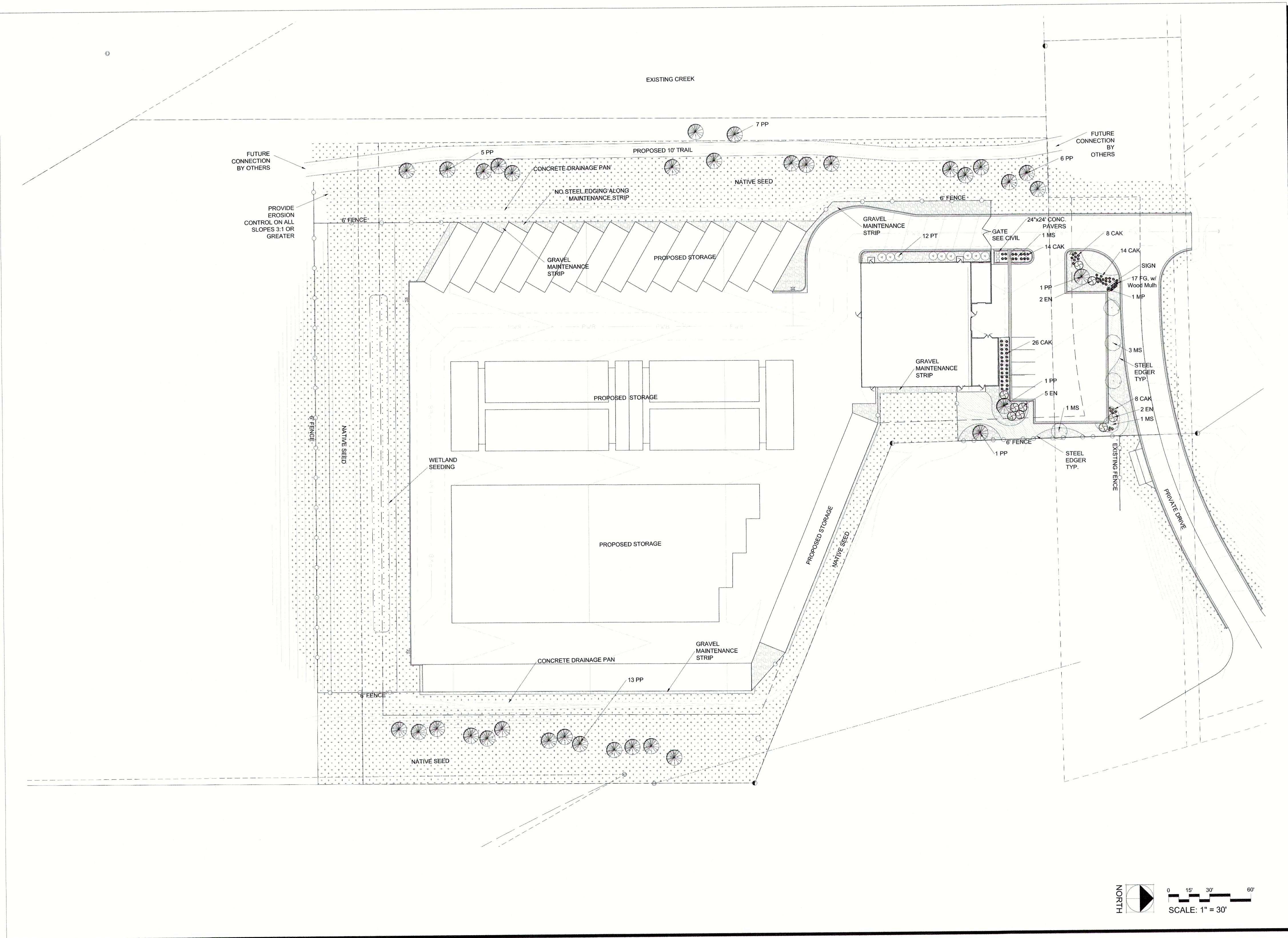
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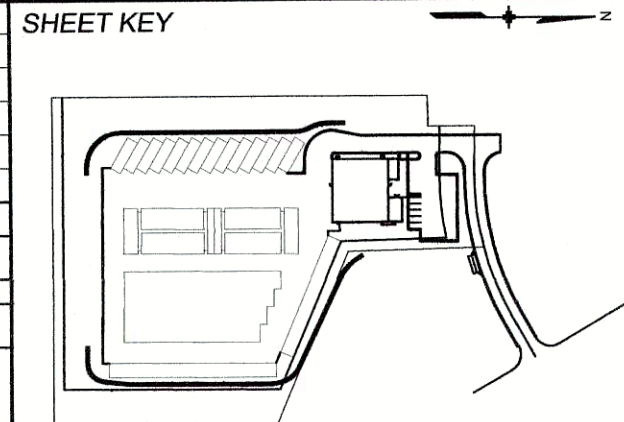
Woodland Park Self Storage
Hwy 24
Woodland Park, CO
Preliminary Landscape Plan



LS 01



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X-Road-Cordera Crest				
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PREPARED BY:
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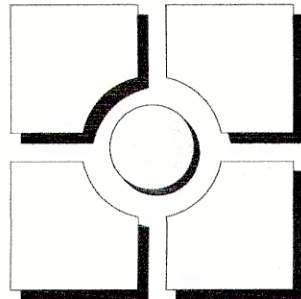
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
LANDSCAPE PLAN				
DESIGNED BY:	EMS	SCALE:	DATE ISSUED:	DRAWING No.
CHECKED BY:	GGG	HORIZ. 1"=40'	June 05 2018	LA01
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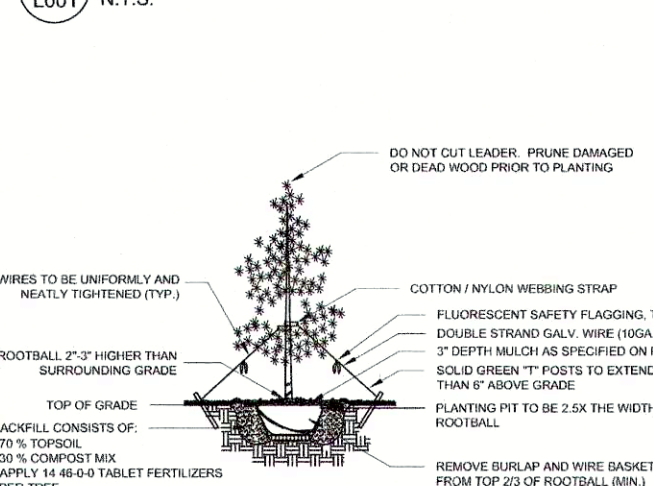
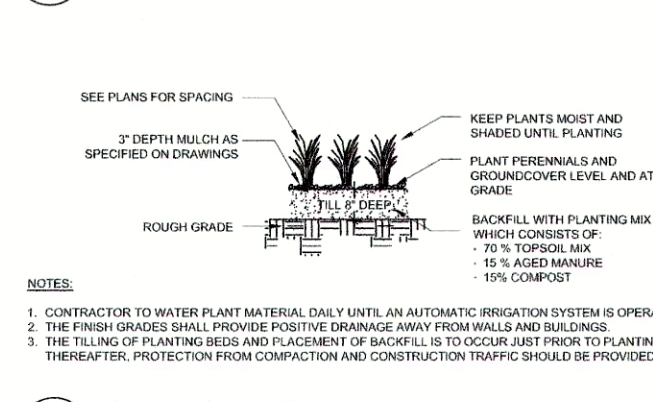
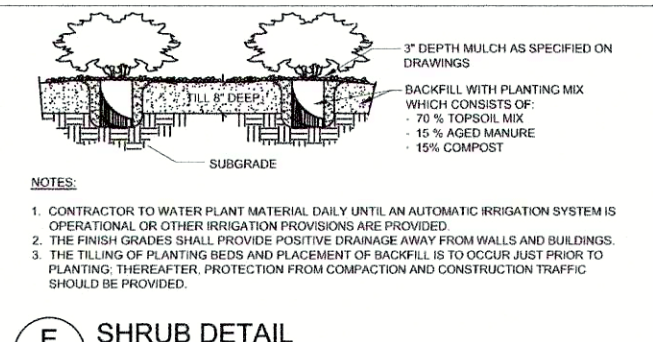
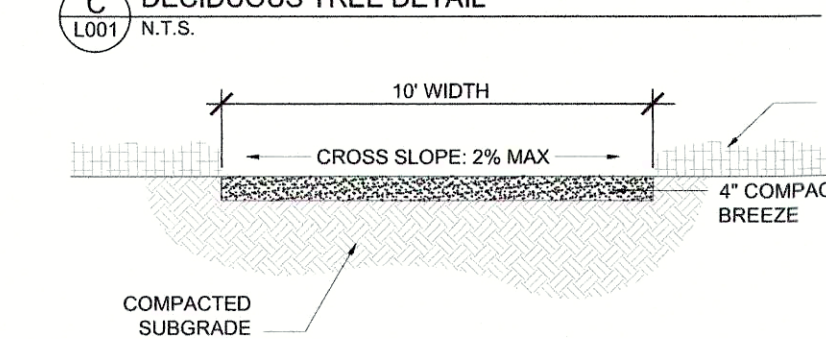
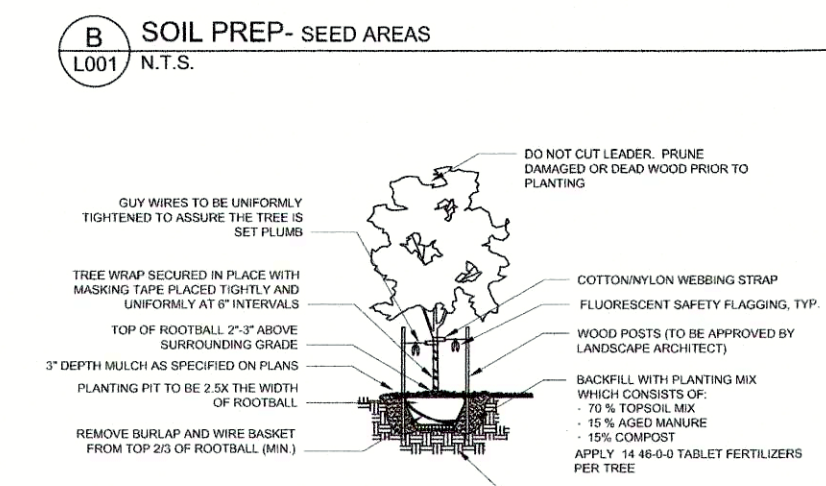
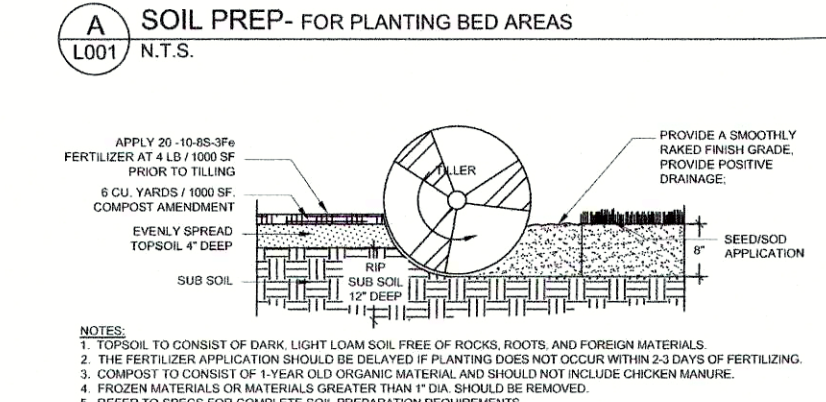
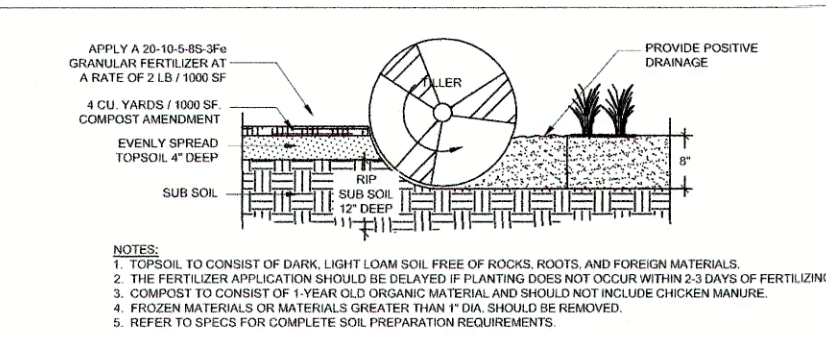
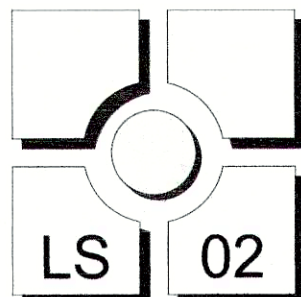


THOMAS THOMAS
Planning
Urban Design
Landscape
702 North Tejon
Colorado Springs, Colorado 80903
(719) 512-9777

REV #	DATE	DESCRIPTION	APPROVED
1	04.05.18	DESIGNED	JEH
2	04.05.18	DRAWN	MAJ
3	04.05.18	CHECKED	JEH
4	04.05.18	PROJECT NUMBER:	3895.00
5		SCALE:	AS NOTED
6			

DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3895.00
SCALE:		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.

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
WOOD MULCH PER PLAN	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 PER PLAN	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.
GRAVEL	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: 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.

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	4-6'	4-6'	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: 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

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-Cardena-Crest

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No.	DATE	DESCRIPTION		
REVISIONS				
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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. 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:

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

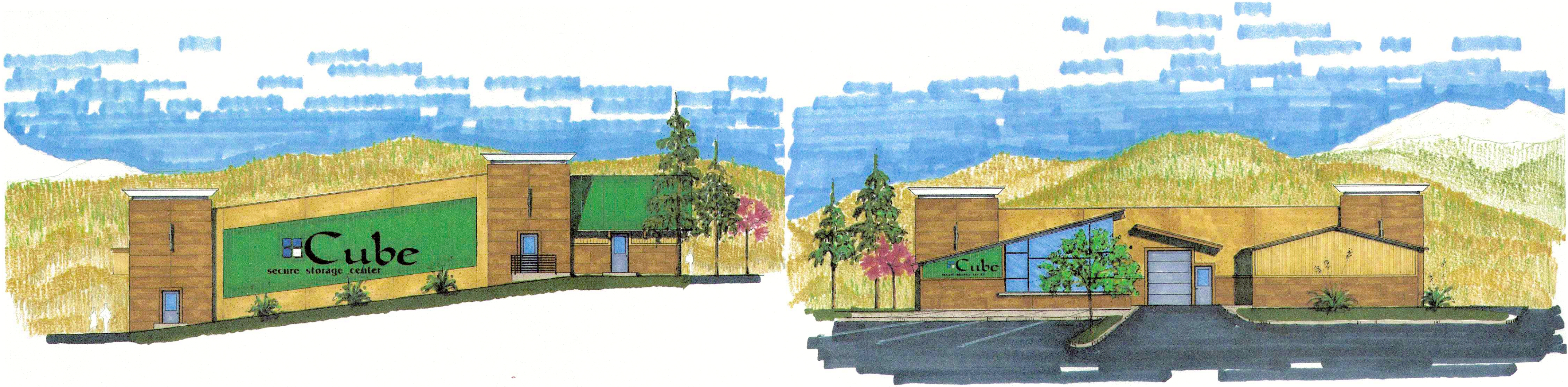
LANDSCAPE PLAN

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	DRAWING No. LA02
DRAWN BY:	CRD	HORIZ. 1"=40'	June 05 2018	
CHECKED BY:	GGG	VERT. N.A.	SHEET 8 OF 10	



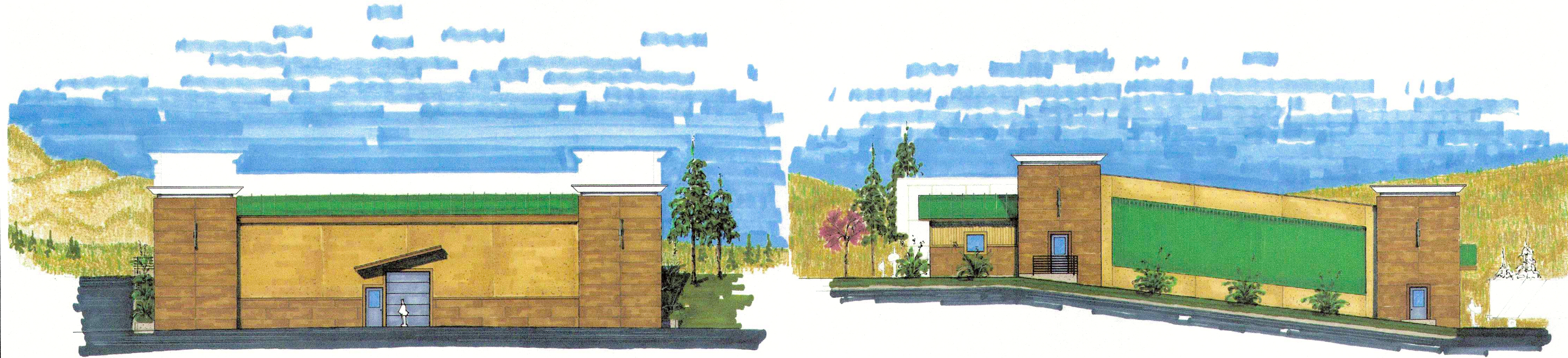
Know what's below.
Call before you dig.

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

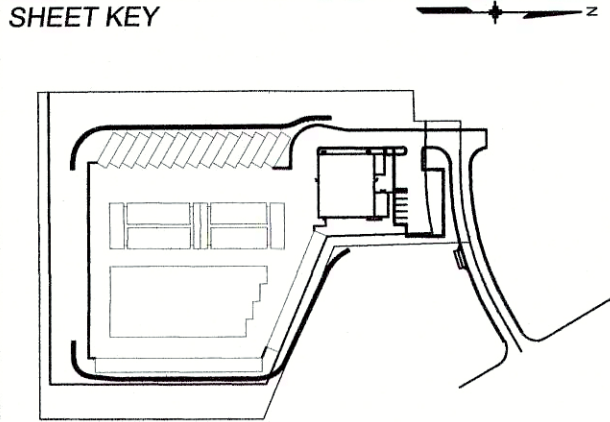
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REVISIONS:

9

ELEVATIONS

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X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-ENTRY_GYS				
X-Base Powers				
X-Base Union				
X-UB FS				
X-UB Union				
X-Road-Cordera Crest				
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BENCHMARK
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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

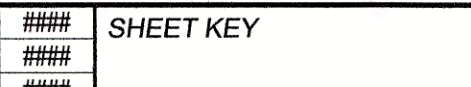
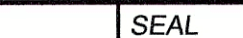
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
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

WEST-S Elevation
(front)

DRAWING DATE: 30 March 2018
REVISIONS:

ELEVATIONS

REFERENCE DRAWINGS	####	####	####	####	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. 6, T13S, R86W 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 278, AT PAGE 6 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	
	X-104-PR-UTIL_CN1	####	####	####						BUILDING ELEVATIONS			
	X-104-EX-UTIL	####	####	####									
	X-104-PR-BASE_CN1	####	####	####						DESIGNED BY: EMS DRAWN BY: CRD CHECKED BY: GGS			
	X-104-PR-BASE_GYS	####	####	####									
	X-104-PR-BNDRY_GYS	####	####	####						HORIZ. N.T.S.	SHEET 10 OF 10		
	X-Base Powers	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION				CRD	BY	VERT. N.A.			
	X-Base-Union	No.	DATE	DESCRIPTION									
	X-Util FS	REVISIONS											
X-Util-Union													
X-Road-Corridor Crest													
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UTE PASS SELF STORAGE DEVELOPMENT 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. It 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 2023.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known GYS 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 also approved in February of 2021. This Conditional Use Permit extension is requested because of the following factors:

- 1.) The development issues with supply chain of construction materials, and more importantly, construction costs, has required the Owners to have to revisit the proforma for the overall development. It takes time to get updated costs, with Lender involvement and their requirements, to solidify the projections.
- 2.) The market potential has changed in the last 18 months. The Model used in our original projections has also changed because of the updated, and still increasing, cost of building the project. There has also been a shift in demographics and COVID-related displacement, that may have affected the use of the project. Dependable research results are critical at this point and it has taken several months to get more settled data to bear out the changes and react accordingly.
- 3.) Additionally, the construction timeline is critical for the GC to hit predictable finish date, of note:
 - a. Weather conditions. It's important that the bulk of the site work, horizontal work and foundations be started and completed in the "warm months" of the year. That means a construction start date of Spring 2023.
 - b. Construction completion. Just like many developments that have a customer-centric activity, it's important to have the opening of the facility before a year end, and not open in the "coldest months" of a year.

It's important to note that we have already completed the following:

- Site Plan completed
- US Hwy 24 Waterline Plan completed
- Landscape Plan completed
- Lighting Plan completed
- Road and Storm Plan completed
- GEC completed
- Utility Plan completed
- CCOT Access Permit applied for/waiting

We respectfully ask for this CUP extension so we may begin construction starting the Spring of 2023.

**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:

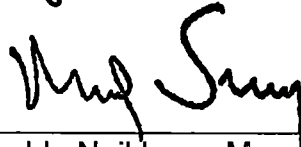
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the 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.

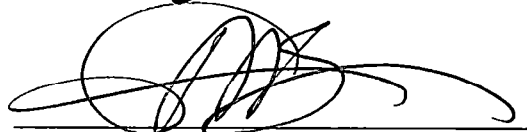


The Honorable Neil Levy, Mayor

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:

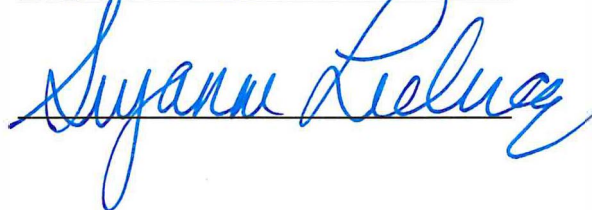
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

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:



MEMO

To: Sally Riley, Planning Director
Lor Pellegrino, City Planner
Robyn Brown, City Engineer
Phil Pyles, City Construction Inspector
Rusty Anthony, Field Services Crew Chief

From: Kip Wiley, Utilities Director

Date: March 15, 2021

Subject: Water Boring Utility Review

Due to the number of comments and concerns I cannot approve these plans at this time. Please feel free to contact me regarding my comments below:

1. HDPE pipe is preferred in the encasement under the Highway. Restraints on all bells are required if C-900 DR-14 is used.
2. Tee installation detail shows there will be two 12" gate valves. Those same valves are not identified on the plan overview and are also not shown on the profile plan. Will they be used?
3. Easements will need to be completed before initial acceptance.
4. What is the purpose for the horizontal bend at STA 3+19.778? Can the main be installed without changing direction?
5. Tracer wire is required with access every 250'.
6. Please recommend surface improvements to protect the water main where it crosses the drainage ditch.
7. Fire flow analysis is required on all water main extensions.
8. Please add a water service line stubbed in for the wastewater lift station. We can discuss the detail on this.