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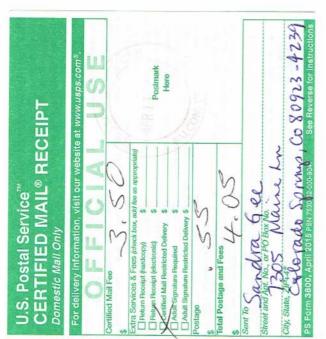
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Greetings Neighbor! April 10, 2019

This Letter is being sent to you because BSK Investments, with the assistance of D.D. Greer Design Studio is proposing a land use project in El Paso County at the 7340 Utah Lane, Colorado Springs, CO. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to this project, please contact:

Debra Greer

D.D. Greer Design Studio 719-499-3874, deb.j.greer@gmail.com 13075 Sunny Slope Rd. Peyton, CO 80831 by appointment only.

Site Address:

Zone: Area:

Use Variance:

7340 Utah Lane

Colorado Springs, CO 80923

RR-5 CAD-O

5 acres

Contractor's Equipment Yard

VA-08-010 current

Proposal:

Allow the current and historic Variance of Use for Contractor's Equipment Yard File # VA-08-010 to be continued. Owners propose to eliminate further applications for the continuing use by attaching the Land Use Variance to the Deed to the Property. If the Land Use were to change, the standard County application process would still apply.

Justification:

The property has been in use in the same manner and intensity, by the same owners for over 20 years. Eliminating the need to renew the Variance of Use with a periodic public hearing will conserve small business dollars and County time and resources. There is no negative effect, as any change in land use or buildings are required to be reviewed by the County. The property is served by central utility services, a well and septic system, typical of small properties in the area. It is accessed via a private street, Utah Lane, which services multiple properties and interconnects with both public and privately maintained roads. Existing Site development consists of an existing building, parking lot, fencing near the street, screened storage area behind, with a fenced off lower area in the rear that is a natural drainage. No additions are anticipated to the building or parking lot.

Please see the attached map for the location of this parcel and the adjacent property owner information.

