

Mountain Splendor Services, Inc.

7205 Maine Lane
Colorado Springs, CO 80923

18 October 2019

«AddressBlock»

►«GreetingLine»

1. This letter is being sent to you because Mountain Splendor Services, Inc. is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
 2. For questions specific to this project, please contact:

Dan Combs or Cynthia Green
7205 Maine Lane
Colorado Springs, Co 80923
719-495-2877
 3. Site address/Location: 7205 Maine Lane located south of Adventure Way. The approximately five acre property is located in El Paso County ("County") and is zoned Agricultural, A-5.
 4. Request/Justification: We respectfully request from the County a Variance of Use in the Agricultural Zone District (A-5) for a service establishment – Landscape Business, related tree nursery, and landscape equipment and material yard.
 5. Existing and proposed facilities, structures, roads, etc.: Existing facilities include:
 - a. Single-family residence used as the main office, built in 1972.
 - b. Pole barn used for related vehicle maintenance and business storage, built in 2000.
 - c. Two greenhouse structures used for related plant storage, installed in approximately 2002.
 - d. One semi-trailer and storage container used for irrigation related material storage, installed on site in 2015.
 - e. Landscape storage bins used for mulch, rock, and other landscape material, installed in 2015.
 - f. Tree nursery used for wholesale and business related projects.
 - g. Two (2) 32 feet by 8 feet water tanks, installed in 2017.
 - h. Employee parking areas and open landscape material and equipment storage areas identified on the Site Plan.
 6. Waiver requests (if applicable) and justification: There are no waivers associated with this request.
 7. Vicinity Map showing adjacent property owners:
-



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, USDA Farm Service Agency, Map data ©2019 200 ft

Respectfully,

Mountain Splendor Services, Inc.

Dan Combs

Owner

Mountain Splendor Services, Inc.

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 Street and Apt. No., or PO Box No. 7198 Thorn Brush Way
 City, State, ZIP+4® Colorado Springs, CO 80923

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Sent To Ms. Cathia Bell
 Street and Apt. No., or PO Box No. 7324 Thorn Brush Way
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Sent To Mr. Brandon Ager
 Street and Apt. No., or PO Box No. 7226 Thorn Brush Way
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Sent To Ms. Tracy Sauerhagen
 Street and Apt. No., or PO Box No. 7212 Thorn Brush Way
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Sent To Mr. Anthony Hemphill
 Street and Apt. No., or PO Box No. 7254 Thorn Brush Way
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Total Postage and Fees	\$ 3.50

Sent To Ms. Leslie Bennett
 Street and Apt. No., or PO Box No. 7240 Thorn Brush Way
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Postage	\$ 55
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Sent To: Mr. Jon Richardson
 Street and Apt. No., or PO Box No. 1246 Thom Brush Way
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Sent To: Ms. Walker-Barrow
 Street and Apt. No., or PO Box No. 1310 Thom Brush Way
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Total Postage and Fees	\$ 3.50

Sent To: Mr. Jerimi Calip
 Street and Apt. No., or PO Box No. 1246 Thom Brush Way
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Sent To: Mr. Bradley Hamilton
 Street and Apt. No., or PO Box No. 1242 Thom Brush Way
 City, State, ZIP+4® Colorado Springs, CO 80923

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October 24, 2019

Dear Adjacent Property Owner:

This letter is being sent to you because Mountain Splendor Services is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

Dan Combs or Cynthia Green
Mountain Splendor
7205 Maine Lane
Colorado Springs, CO 80923
719-495-2877

Request/Justification: The request to the County is for the following:

- A Variance of Use in the Agricultural Zone District (A-5) for a service establishment – Landscape Business, related tree nursery, and landscape equipment and material yard.

Location	7205 Maine Lane
Existing Zoning	A-5
Vicinity Map	Attached

Vicinity Map



Adjacent Property Owners

Schedule No: 5308000136

Owner Name: GINGERICH PHYLLIS J LIVING TRUST

Location: 7205 QUAIL BRUSH CREEK DR
7209 QUAIL BRUSH CREEK DR

Mailing Address: 9639 CAIRNGORM WAY COLORADO SPRINGS CO 80908-4778

Schedule No: 5308201023 & 5308201025

Owner Name: QUAIL BRUSH CREEK HOMEOWNERS ASS

Location: THORN BRUSH WAY

Mailing Address: 11002 BENTON ST, BROOMFIELD, CO 80020

Schedule No: 5308000047

Owner Name: WELLS & WEST PROPERTIES
OF MURPHY LLC

Location: 7215 MAINE LN

Mailing Address: PO BOX 129 MURPHY NC 28906-0129

Schedule No: 5308000028

Owner Name: CIBOROWSKI PHILIP B REV TRUST

Location: 7385 CALIFORNIA DR

Mailing Address: 7385 CALIFORNIA DR COLORADO SPRINGS CO 80923-4209

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Total Postage and Fees
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Quail Brush Creek HOA
11002 Benton St.
Broomfield, CO 80020

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Sent To
Philip B Ciborowski Trust
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1839 Calmar Way
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Sent To
Wells: West Properties
P.O. Box 129
Kirkohy, NC 28906

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