

Thank you for addressing the 2nd application portion, however, see the notes below about Criteria of Approval for a Variance of Use. Those still need to be addressed. The easiest way is to type out each bullet and provide justification for each.

Letter of Intent

25 November 2019

Owner/Applicant (including addresses and telephone numbers):

- 1) Owner: Dan Combs; 7205 Maine Lane, Colorado Springs, CO 80923; 719-495-2877
- 2) Applicant: Cynthia Green; 7205 Maine Lane, Colorado Springs, CO 80923; 719-495-2877

Site Location, size and zoning:

The subject site is located at 7205 Maine Lane, approximately 0.3 miles south of Woodmen Road at the southern terminus of Maine Lane. The approximately five acre property is located in El Paso County and is zoned Agricultural, A-5.

Request and justification

Dan Combs, owner of Mountain Splendor Services, Inc., requests renewed approval of the following application:

1. A Variance of Use in the Agricultural Zone District (A-5) for a Contractor's Equipment Yard for an existing landscape business which consists of an administrative office, outdoor and indoor storage of landscape equipment and materials, vehicles and ancillary tree nursery.

The request was initially approved by the Board of County Commissioners of El Paso County, Colorado on 27 February 2018 by Resolution No. 18-079. Said approval was subject to the following conditions, among others:

1. Submit a site development plan for review within 60 days from date of approval.

Variance of Use

- 2 (C)Criteria. In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

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