

Alternative Landscape Plan

The LDC landscape code has changed.
<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/LDC-Resolution/LDC-Clean-Final.pdf>

BISON INVESTMENT

Mailing Address: (4) Authority of Director to Approve Substitute Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscaping and Planting Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

2875 E LAS VEGAS ST

Location:

E LAS VEGAS ST

Legal Description:

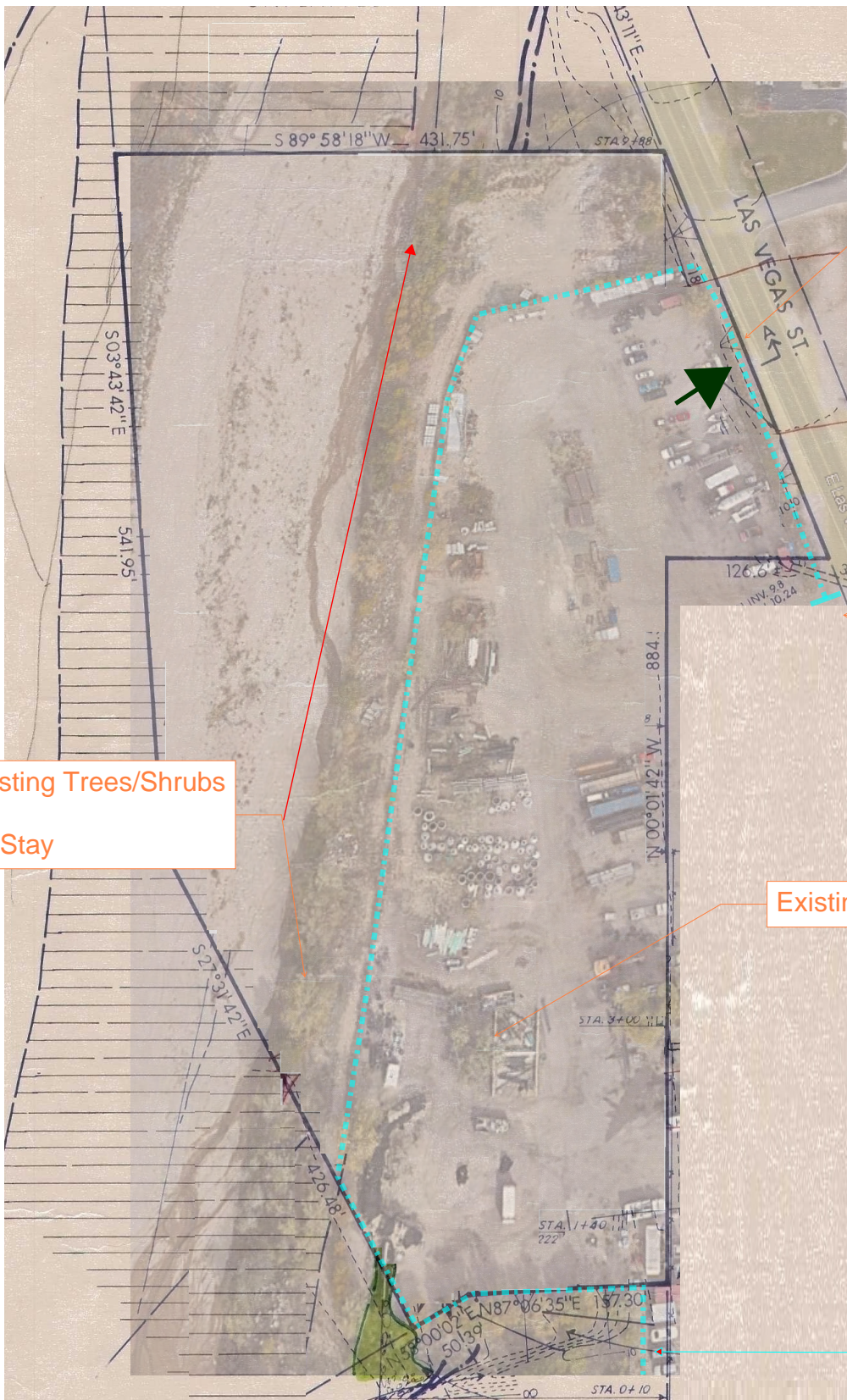
TRACT IN E2SE4 SEC 33-14-66 DESC AS FOLS: BEG AT A PT ON E LN OF SD SEC 990.00 FT S FROM NE COR THEREOF, TH S 89<39'13" W 432.35 FT, S 03<42' E 540.80 FT, S 27<30' E 430.00 FT M/L TO A PT ON N LN OF A TRACT CONV BY BK 3602-458, N 58<05'51" E 50.00 FT M/L, N 87<12'24" E 157.30 FT TO E LN OF A TRACT DESC BY BK 1787-154, TH NLY 550.00 FT M/L, ANG R 70<46' ELY 126.60 FT TO W LN OF LAS VEGAS ST, TH NWLY 350.00 FT M/L TO POB

There is not a well or water service to the property/parcel. Adding and establishing new landscaping is not possible.

Due to the age of the property, there is established and substantial existing and naturally growing landscape. As there are no changes, additions or subtractions to existing landscape, grading, etc the existing landscape meets the landscape requirements of section 6.2.2.

This request meets all the requirements of the current criteria of 7.3.3 of the current land development code.

(g) Limitations on Landscape Materials.
 (i) The use of artificial vines, turf, or groundcovers as landscape material may be allowed on a case-by-case basis where live landscaping materials may be at risk or inappropriate due to land use, water availability, or location.



Native Grass seeding and no water shrubs to be added between parking area and fence

Existing Trees/Shrubs To Stay

Existing Tree to Stay

ALTERNATIVE LANDSCAPE PLAN DUE TO NO WATER ON PARCEL

Landscape to stay the same as it is now- with no subtractions. Native grass seeding and NO WATER shrubs to be added to E. Las Vegas Fence side of property.

Property has no water source

Joining property was not required to add landscape due to well use restrictions in 2015. Letter can be found on County website <https://property.spatalest.com/co/elpaso/#/property/6434306005>