

Alternative/Substitute Landscape Plan

BISON INVESTMENT COMPANIES LLP

Mailing Address:

2875 E LAS VEGAS ST COLORADO SPRINGS CO, 80906-1596

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.

We are requesting the Director to approve a substitute/alternative landscape plan.

We are not impacting, removing, or damaging any existing landscape. The current and existing landscape will remain the exact same as our previous site development plan demonstrated and was approved with.

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.

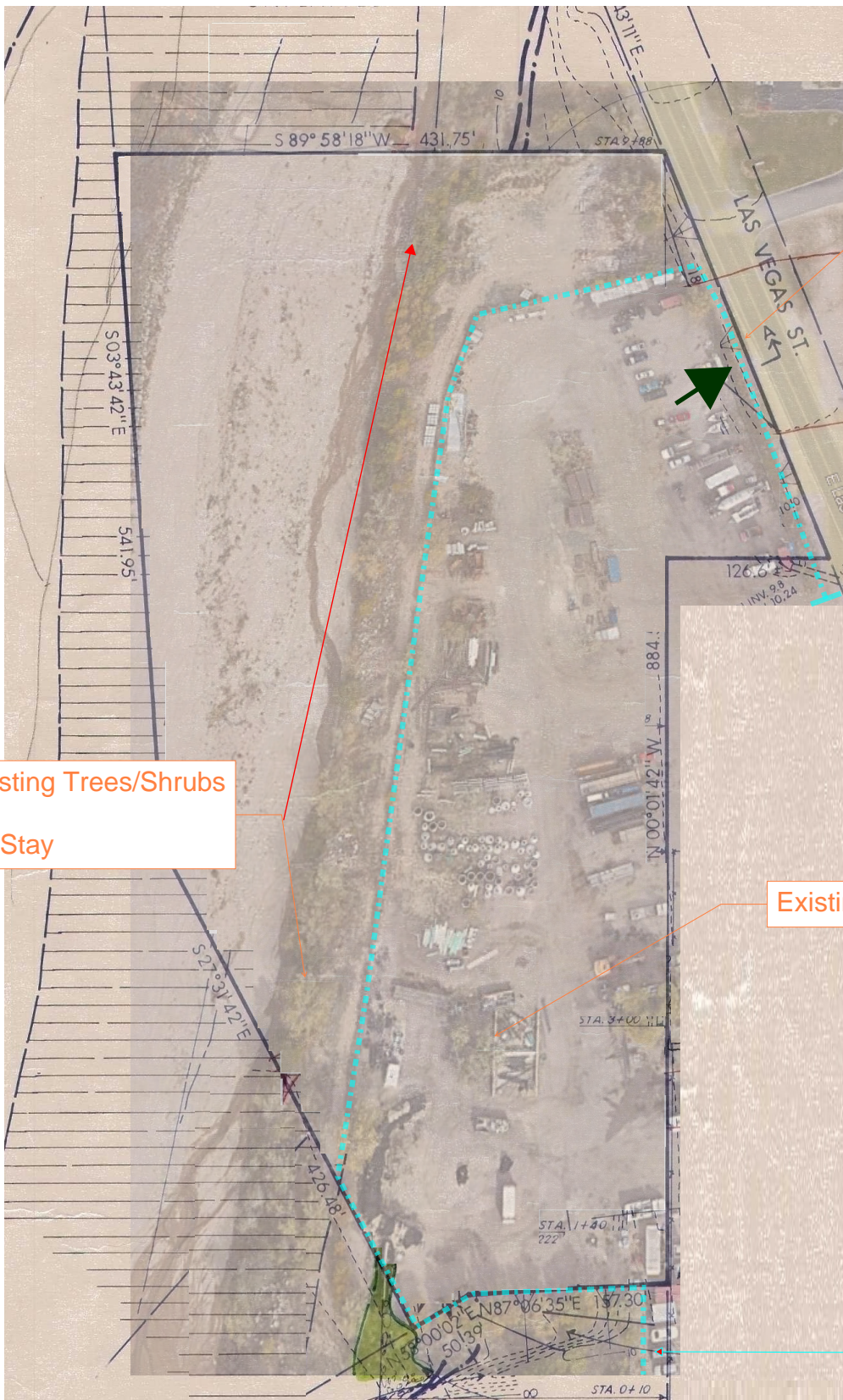
This request meets all the requirements of the current criteria of 7.3.3 of the current land development code.

The current and previously approved landscape, ground cover, number of plants and trees will not be removed or impacted in any way.

Unresolved comment from V1. The landscape code has changed to permit for use of materials in areas with limited water availability.

(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>