

Alternative Landscape Plan

BISON INVESTMENT COMPANIES LLP

Mailing Address:

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

Location:

E LAS VEGAS ST

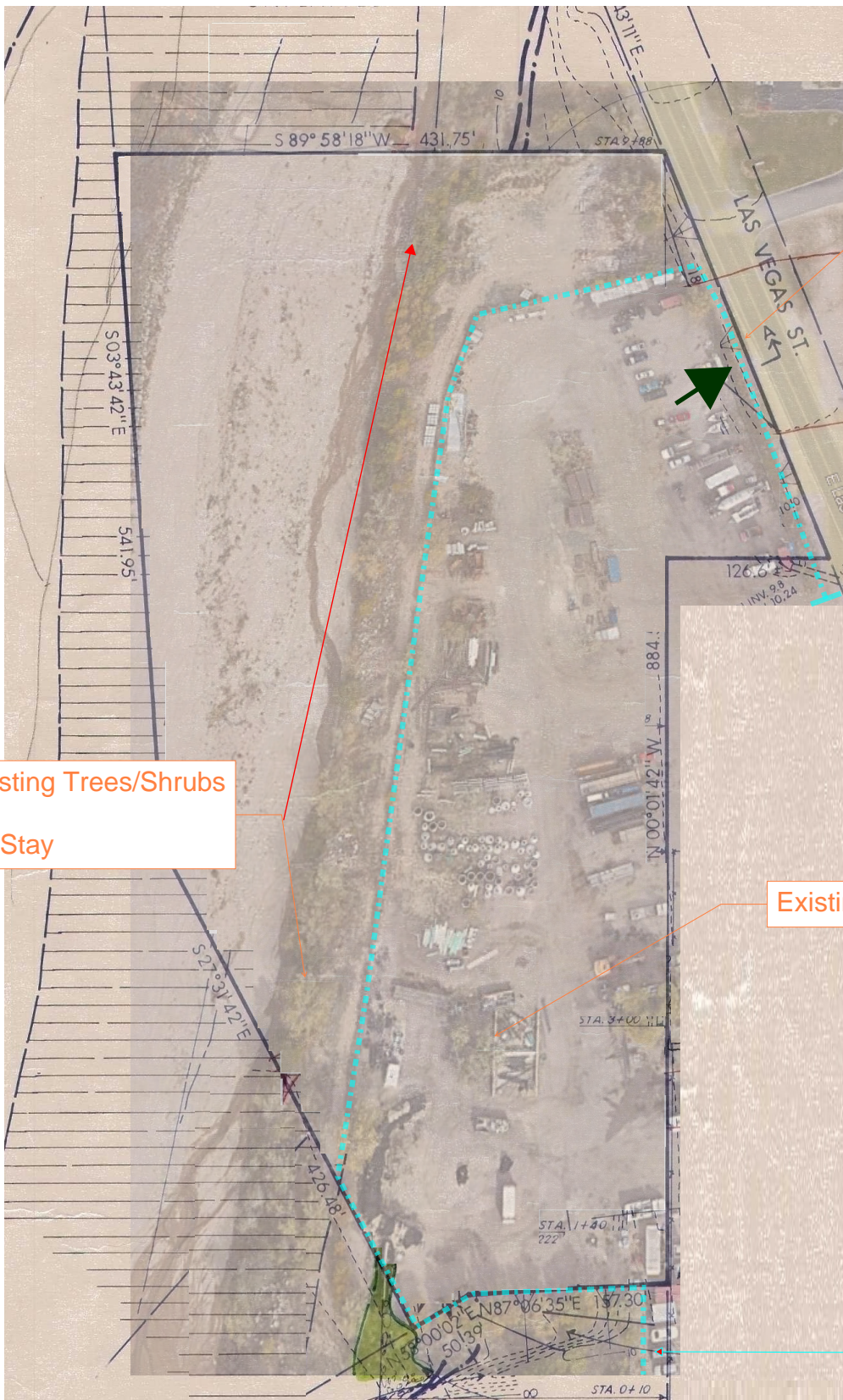
Legal Description:

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.

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.



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>