

April 20, 2021

Greetings Property Owners,

This letter is being sent to you because Greener Pastors, LLC, represented by D.D. Greer Design Studio is proposing a Land Use Project in El Paso County. The Property address is at 7280 Nevada Lane, Colorado Springs, CO. It is located at the northwest corner of Nevada Lane and California Dr., south of Adventure Way. The property is zoned RR-5 CAD-O, and contains 5.4 acres.

The Proposal is as follows:

Request Use Variance to allow Contractor's Yard and Office Use on the site with screened outside storage of landscape materials and equipment.

The property is currently developed with a residence and several outbuildings, including two Quonsets, several storage type sheds in good repair and a mobile home structure which is used for storage. The property is fenced and has maturing trees around the perimeter. The property has frontage on three private streets: Nevada Lane to the east, California Dr. on the south and Utah Lane on the west. Access is obtained via two driveways from Nevada Lane, and private access easements are recorded from both Utah and Nevada Lanes. The property is served by Mountain View Electric, Private propane service and a water well with septic system, within the Falcon Fire Protection District, and El Paso County School District 49. The existing house has been rented for residential use until recently, and some landscape materials and equipment have been stored on the property.

The owners propose to eliminate the residential use and substitute a branch office in the existing house, and continue to utilize the northern portion of the property as currently developed with the outside storage of landscape materials and equipment. They plan to add screening to the perimeter fences and continue to maintain the existing landscaping, including boundary trees. There is no new construction planned at this time, except for remodel to ADA and office standards for the change of use in the existing house and to provide required parking. The landscape enterprise has partially operated on this lot for several years, and has had no complaints. There will be some expansion of daily use on the lot, as the company plans to have 12-20 seasonally adjusted employees enter and leave the site during business hours on weekdays. Employees would access via Adventure Way (paved public right of way) and directly to the site via the privately maintained private street Nevada Ln. It is not anticipated that the business will often use any further travel south of the site on Nevada Ln., nor Utah Lane due to site elevations. No additional site lighting is currently proposed.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to:

D.D. Greer Design Studio (Consultant)

13075 Sunny Slope Rd., Peyton, CO 80831, or deb.j.greer@gmail.com via email, or (719) 499-3874 by voice or text.

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 1710 Jet Stream Dr. Ste 200
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 Mountain Springs Church
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 7345 Adventure Way
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