

March 27, 2024

Joe Letke, Planner II
Planning & Community Development
El Paso County, Colorado



RE: Response to Notice of Violation File No. CE2436
Subject Property: 8335 Voller Road
Maintenance Facility

Dear Mr. Letke,

Please accept this correspondence as response to the Notice of Violation (NOV) issued February 14, 2014, for the vehicle maintenance facility and truck parking area at the above referenced address. The NOV was issued due to neighbor complaints regarding light fixture intensity on the maintenance building and vehicle parking areas.

The subject parcel is owned by 8335 Vollmer Road LLC, Gary and Judi Schnurr.

Phone: (602) 585-5646
Email: MrSandstone@msn.com

Pioneer Landscape Centers is the lease holder and operator of the subject property.

Pioneer's contact person for this submission is Angela Bellantoni Ph.D.

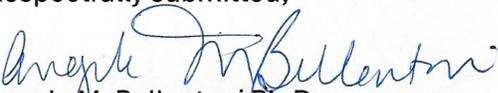
Phone: (719) 429-8950
Email: angela.bellantoni@pioneerlc.com

The subject property address is 8335 Vollmer Road, Colorado Springs, CO. The tax schedule number is 53000-00-742. According to Zone Map 532, the subject parcel is zoned I-3: Heavy Industrial. The parcel encompasses 68.06 acres. The subject area of the NOV within the parcel is approximately 4.5 acres that includes the maintenance shop and office building, truck fueling area to the east of the building and vehicle parking area around the building.

Provided here is the photometric survey performed by PK Electrical, Inc.

Feel free to reach out directly to me with any questions. Thank you in advance.

Respectfully submitted,


Angela M. Bellantoni Ph.D.