

Landscape requirements for commercial uses per LDC CH. 6 apply, pursuant to the below applicability subsection:

(2) Applicability.

(a) Applies to All Land Uses.

The requirements of this Section shall apply to all uses except single-family or duplex dwellings and associated accessory uses which are not located within a PUD.

(b) New Use Established or Use Changed.

Landscape areas shall conform to this Section for a new building or use of previously vacant land, uses in an enlarged building, and all uses in a building when any use is changed that requires a change of occupancy to be approved by the Building Department or by the PCD.

(c) Effect of Increase in Building Area.

A single or cumulative building addition (floor area) which exceeds 50% of the existing building's gross floor area shall require the entire building landscaping to comply with this Section. The existing building shall be considered the building as it existed on the effective date of this Section.

Please note that landscaped areas (including no. of trees) within required landscape buffer areas, as well as parking areas, do not count toward internal landscaping requirement. Internal landscaping shall either be:

1. Adjacent to the building;
2. At all pedestrian entrances;
3. Within a plaza or courtyard;
4. In an area provided to separate building from parking lot; or
5. In an area provided to separate building from parking lot; or
5. In an area provided to separate building from parking lot; or

Please refer to all landscape standards within LDC Chapter 6 and revise site landscaping to comply. If landscaping requirements will not comply, then an alternative landscape plan may be proposed and justified according to the criteria outlined in the below snip from Ch. 6 of the LDC:

(4) Authority of Director to Approve Alternative 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 Landscape and Water Conservation 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.

Some components of this plan are outdated, including the property's zoning designation, which is now CC. (Also, Max building height for the CC district is 40', not 30', etc.)

Also, the property size shows as 1.82 on the Assessor, not 1.96.

Please revise the plan accordingly throughout.

SITE INFORMATION

ACREAGE: 1.96
 PROPOSED ZONING: POC (PLANNED OFFICE COMPLEX DISTRICT)
 MINIMUM ZONE SIZE: 20,000 SQUARE FEET
 MINIMUM LOT SIZE: NONE
 MAXIMUM STRUCTURE HEIGHT: 30'
 MINIMUM SETBACKS: 25' FRONT
 25' REAR (FROM ZONE BOUNDARY)
 25' SIDE

BUILDING AREA

PAVEMENT STRUCTURES AREA 9,240 S.F.
 3,400 S.F.

PARKING

REQUIRED SPACES
 1/300 SQ FT OF BUILDING AREA
 3400/300=11.3
 H.C. = 1 PER 25 SPACES

PROVIDED SPACES
 STANDARD SPACES: 12
 H.C.P. KING 1
 TOTAL 13

Please apply for a commercial driveway access permit. Contact Petra Rangel at petrarangel@elpasoco.com for assistance in obtaining one.

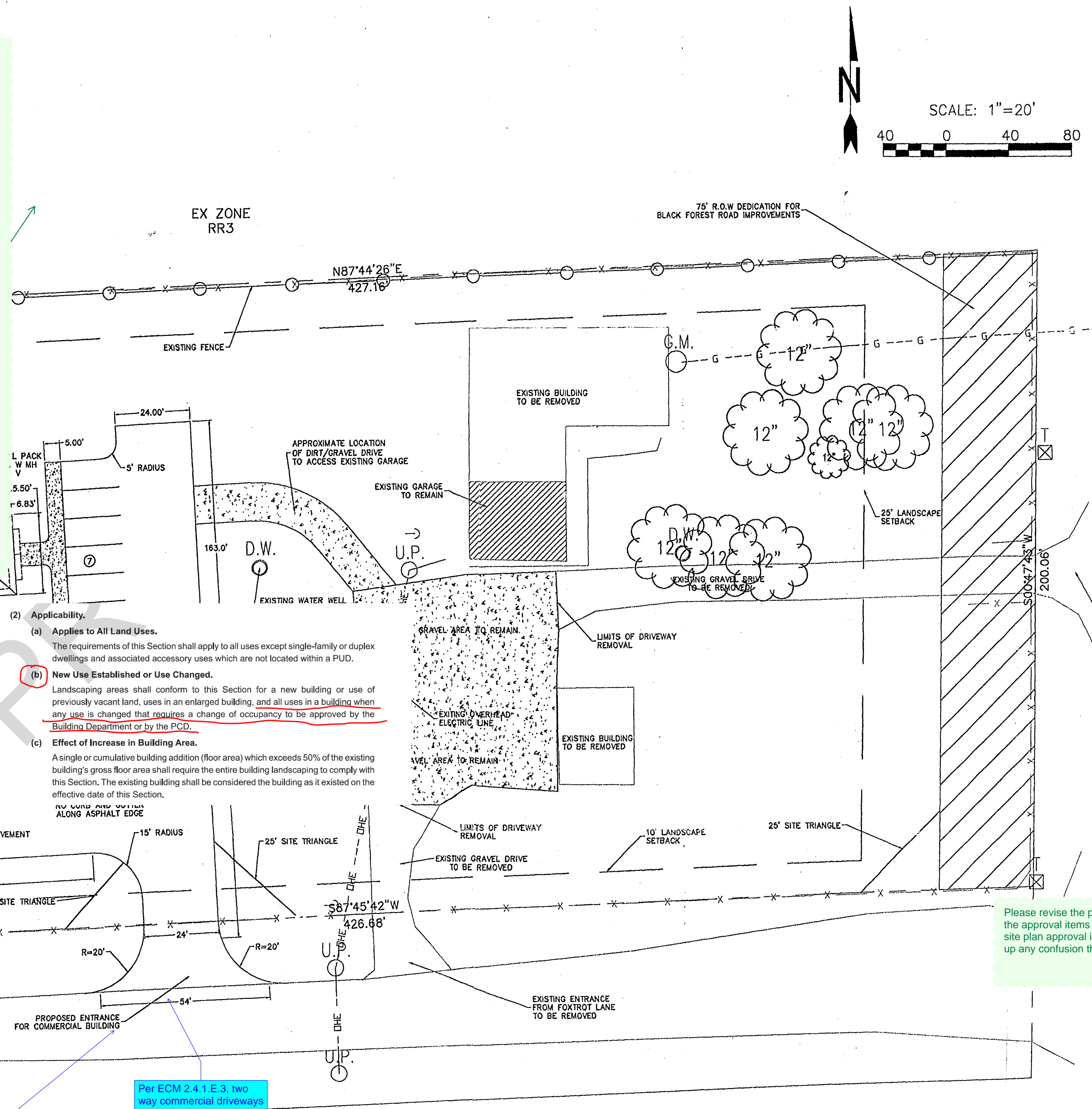
Per ECM 2.4.1.E.3, two way commercial driveways can be a maximum of 40 foot access width. Please revise to meet criteria.

This plan is outdated, so the parking requirements are now out of date and incorrect, too. The parking requirement is 1 space per 200 SF. The parking and maneuvering standards of LDC Ch. 6 do not apply/ are not triggered for this COM project per the applicability subsection within the parking standards, so the existing parking will not be required to meet current code standards. However, please revise the parking table here to be accurate with the current parking ratio in Ch. 6 parking standards.

Please revise the plan date and remove the approval items here from the previous site plan approval in 2005. This is to clear up any confusion that may arise.

Please add "PCD File No. COM-21-028"

El Paso County Development Review Fee and Surcharge Required
 Temporary Use Permit Residential Plot Plan
 Temporary Mobile Home Nonresidential Plot Plan
 Other Sign Permit
 Development Services approval is contingent upon compliance with all applicable rules on the recorded plat.
 An access permit must be obtained from the Development Services Engineering Division prior to the establishment of any driveway to a County Road.
 Division of blockage of any driveway is not permitted without the approval of the Development Services Engineering Division.
 APPROVED
 EPC Development Services
 Date: 13 October 2025
 Signature: [Signature]
 Title: [Title]



(719) 380-1090
 Architecture, Civil Engineering & Landscape
Colorado Design Concepts, Inc.
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 Colorado Springs, CO 80920
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Owner/Contact:
 LEANN WILSON & ASSOCIATES
 7860 BLACK FOREST ROAD
 COLORADO SPRINGS, CO
 PH: (719) 528-8100

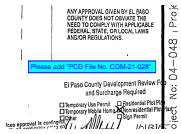
Project Name:
**LEANN WILSON & ASSOCIATES
 NEW OFFICE BUILDING**
 SHEET NAME:
 SITE PLAN

Project No: 04-048
 Date: 7/19/05
 Rev: A
 RBD: OWNER:
 CC: OWNER:
 CC:

Sheet No:
G-2

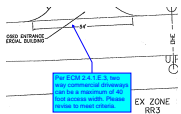
Site Plan_V1_Redlines.pdf Markup Summary

lpackman (3)



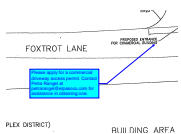
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Author: lpackman
Date: 6/8/2021 3:36:22 PM
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Please add "PCD File No. COM-21-028".



Subject: Callout
Page Label: 1
Author: lpackman
Date: 6/8/2021 3:42:06 PM
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Per ECM 2.4.1.E.3, two way commercial driveways can be a maximum of 40 foot access width. Please revise to meet criteria.



Subject: Callout
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Please apply for a commercial driveway access permit. Contact Petra Rangel at petrarangel@elpasoco.com for assistance in obtaining one.



Subject: Group
Page Label: 1
Author: Sophie Kiepe
Date: 6/9/2021 2:55:35 PM
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Landscape requirements for commercial uses per LDC CH. 6 apply, pursuant to the below applicability subsection:

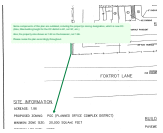
Please note that landscaped areas (including no. of trees) within required landscape buffer areas, as well as parking areas, do not count toward internal landscaping requirement. Internal landscaping shall either be:

1. Adjacent to the building;
2. At all pedestrian entrances;
3. Within a plaza or courtyard;
4. In an area provided to separate building from parking lot; or
5. In a similar location which substantially conforms to the purpose of the required internal landscape area.

Please refer to all landscape standards within LDC Chapter 6 and revise site landscaping to comply. If landscaping requirements will not comply, then an alternative landscape plan may be proposed and justified according to the criteria outlined in the below snippet from Ch. 6 of the LDC:



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Author: Sophie Kiepe
Date: 6/9/2021 2:56:07 PM
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Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 6/9/2021 2:58:44 PM
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Some components of this plan are outdated, including the property's zoning designation, which is now CC. (Also, Max building height for the CC district is 40', not 30', etc.)

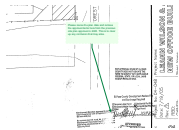
Also, the property size shows as 1.82 on the Assessor, not 1.96.

Please revise the plan accordingly throughout.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 6/9/2021 3:02:52 PM
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This plan is outdated, so the parking requirements are now out of date and incorrect, too. The parking requirement is 1 space per 200 SF. The parking and maneuvering standards of LDC Ch. 6 do not apply/ are not triggered for this COM project per the applicability subsection within the parking standards, so the existing parking will not be required to meet current code standards. However, please revise the parking table here to be accurate with the current parking ratio in Ch. 6 parking standards.



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Author: Sophie Kiepe
Date: 6/9/2021 3:03:42 PM
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