

9025/21 Chicago Ave



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone 719-520-6300
 Fax 719-520-6695
 www.elpasoco.com

**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

LANDSCAPE PLAN CHECKLIST

Revised: January 2022

Landscape Plan		
<p>The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of landscaping are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding. The landscape plan shall meet the requirements of Chapter 6 of Land Development Code.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		
1	Owner name, contact telephone number, and email	Office use only
2	Applicant name (if not owner), contact telephone number, and email	
3	Plan preparer contact telephone number and email	
4	Date, north arrow, and a graphic scale	
5	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	
6	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	
7	Location and classification of all existing and proposed internal and adjacent roadway(s).	
8	The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping.	
9	The existing zoning of the subject property and the existing zoning of surrounding properties.	
10	Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)	
11	The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).	
12	Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.	
13	The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated groundcover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.	
14	All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.	
15	Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. All requests for phasing of landscaping shall be expressly approved by the PCD Director prior to submittal of the associated application.	
16	If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.	

Request for Alt Plan included
See proposal and photo



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17	Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements. <i>SOLID WOOD FENCE OUTLINED</i>	<i>/</i>	
18	Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name	<i>N/A</i>	
19	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		

Owner

*William Mierkey
9025 Chicago Ave
Falcon, Co 80831*

719-460-6415

WLMierkey@hotmail.com

2/29/24

William L Mierkey

9025/9021 Chicago Ave

Falcon, Co 80831

Alternate Landscape Proposal

I am proposing a fence supply store at 9025 Chicago Ave. There is 125 linear feet of 6' painted wood fence along Chicago Ave. The requirements for a non arterial street suggest 1 tree every 30'. I propose to add a 3-4 tree group every 30'. The enclosed artist's rendering has been photo-shopped onto a photo of the actual fence, but I propose to have a space of 20' between each tree group. The natural grass exists in front of the fence and the street is not currently developed but is a gravel roadway. Water is not available in this area but I would maintain the grass and the tree artwork on the fence.

Bill



Outlook

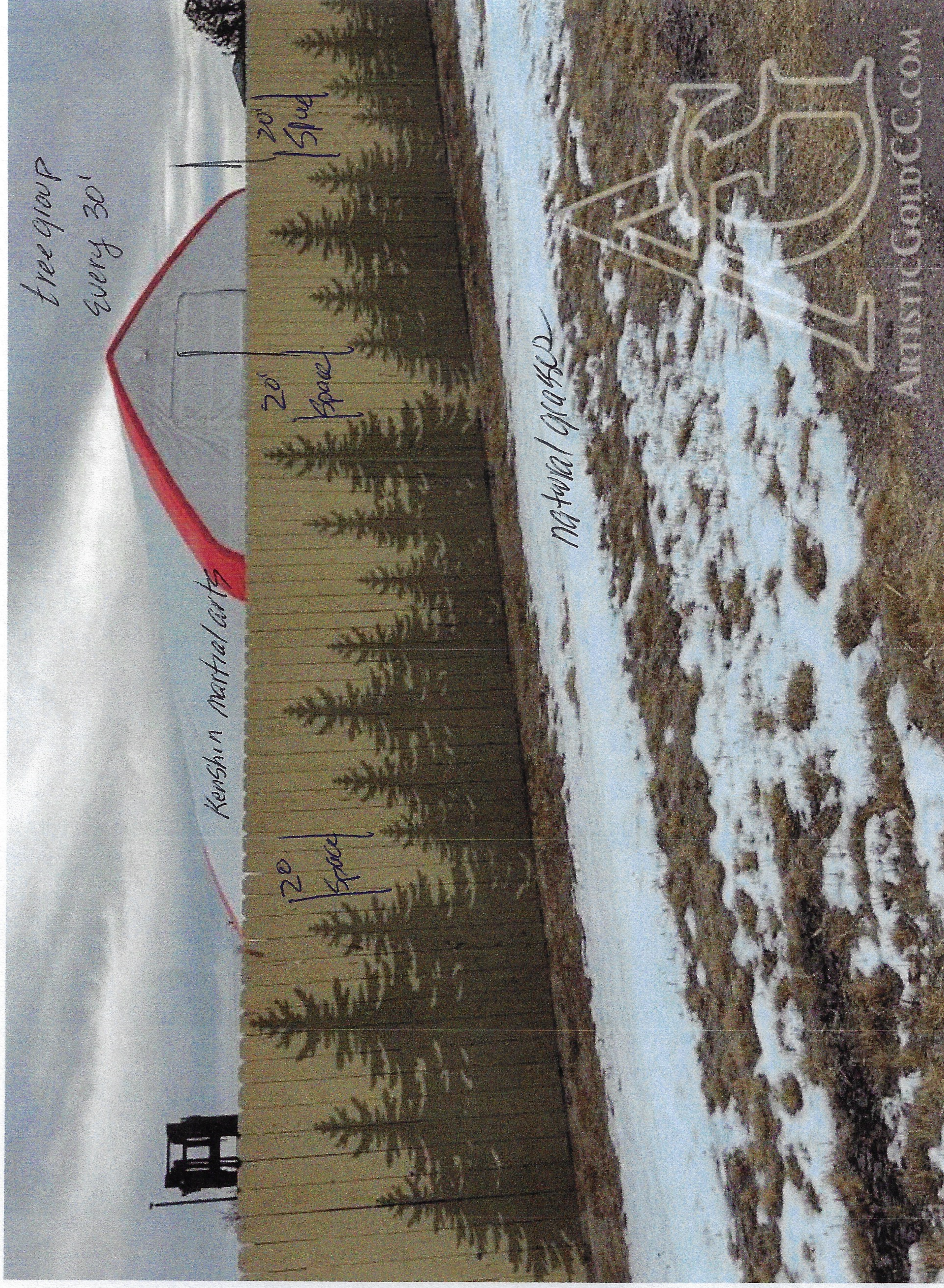
Q Search



Meet Now



WM

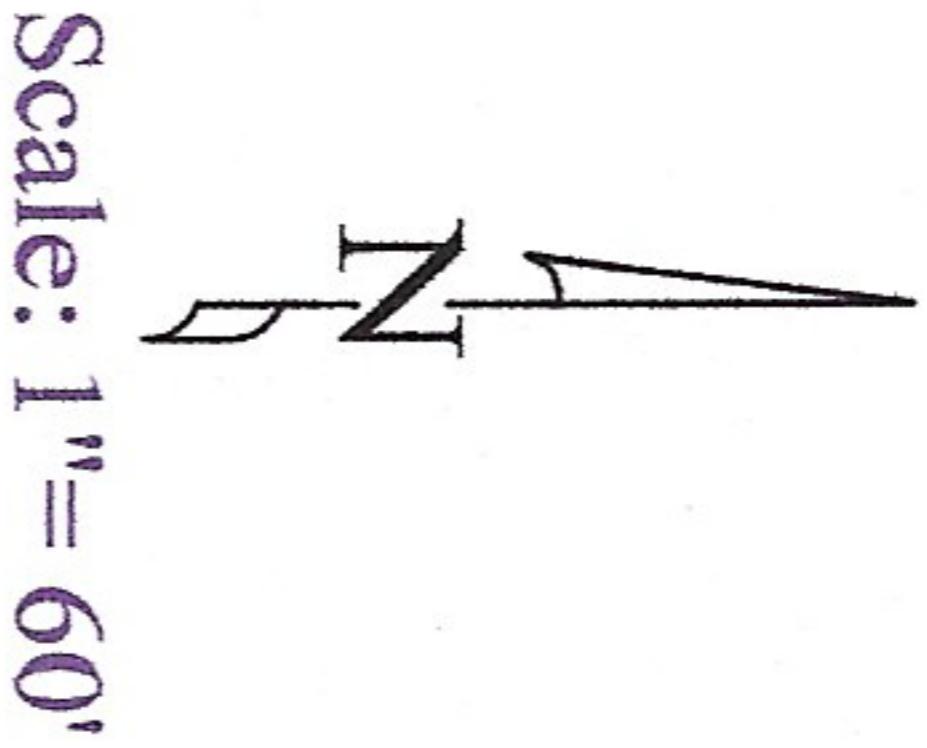
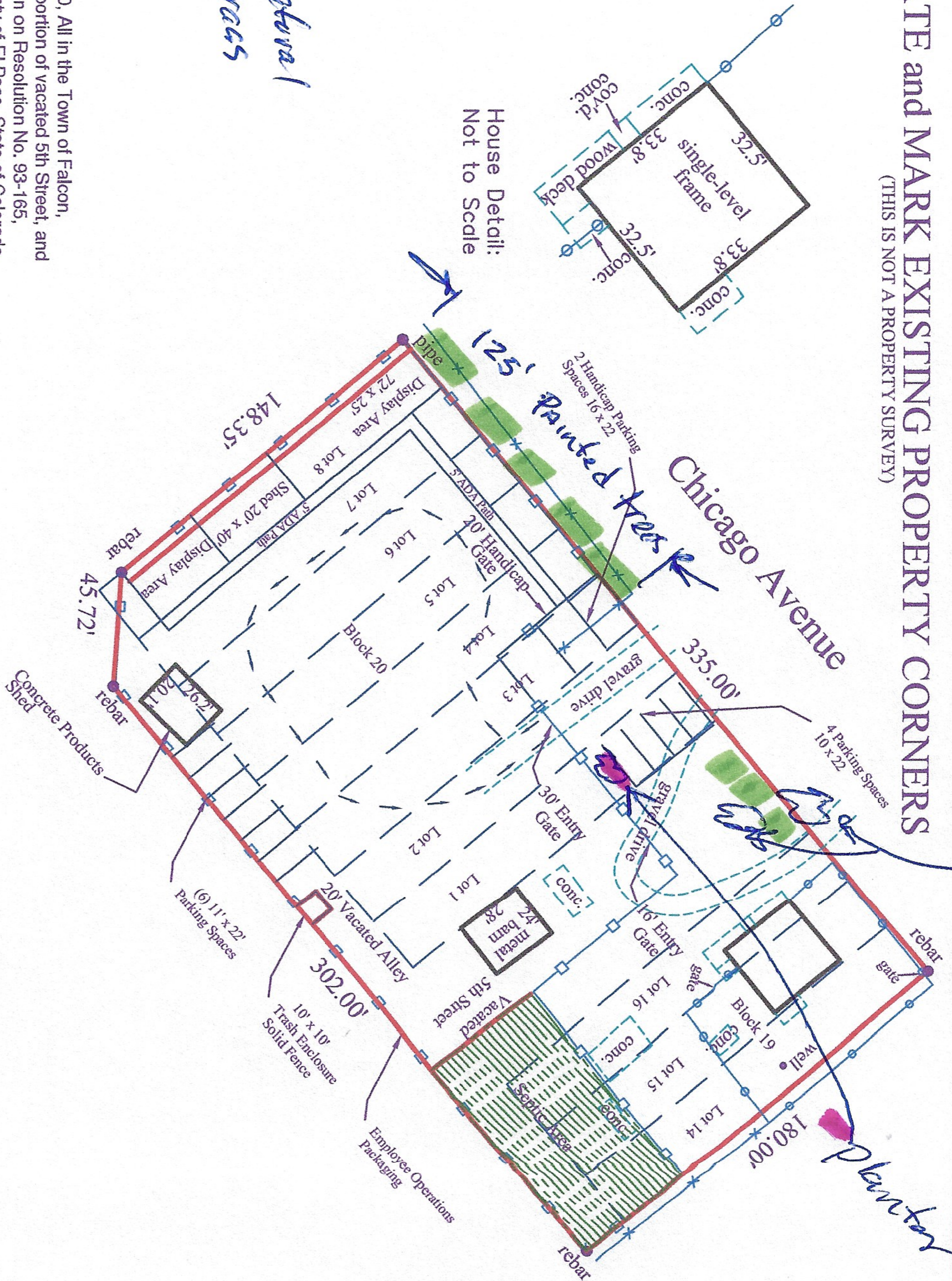


Sent from my iPhone

Looking South from Chicago Ave

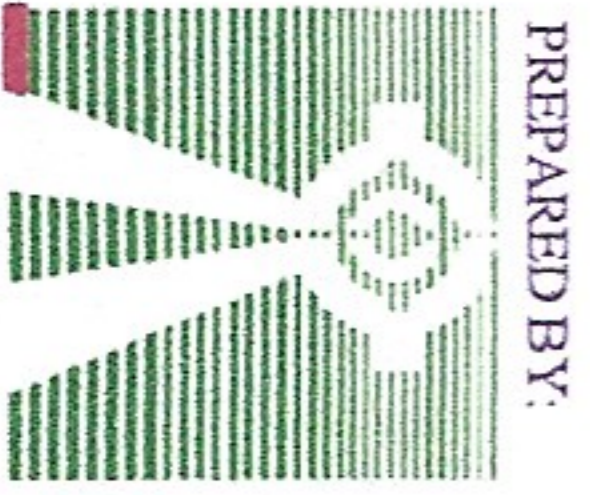
- LEGEND**
- Chainlink Fence
 - Wood Fence
 - ✕— Wire Fence
 - End Monument - Pipe
 - Overhead Power Line

LOCATE and MARK EXISTING PROPERTY CORNERS
(THIS IS NOT A PROPERTY SURVEY)



Legal Description

Lots 14, 15 and 16 in Block 19, And Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 20, All in the Town of Falcon, according to the plat thereof recorded in Plat Book B at Page 37, and that portion of vacated 5th Street, and that portion of vacated alley lying adjacent to the subject property, as shown on Resolution No. 93-165, Land Use No. 40, recorded June 25, 1993 in Book 6201 at Page 381, County of El Paso, State of Colorado.



ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road
Colorado Springs, CO 80906

PREPARED BY:
Tel: 719/540-8832
Fax 719/540-2781

Landscaper

PURPORTED STREET ADDRESS:
9025 Chicago Avenue

DATE: 3/8/2023
CLIENT: Mierkey
JOB NUMBER: 231076

Existing trees

Planting

House Detail:
Not to Scale

*natural
grass*