

## Letter of Intent

Sunflower Land Care INC.

February 2019

Add a section on the landscaping. If you cannot meet all the criteria in chapter 6 of the land development code you will put in this letter that you are requesting an alternative landscape plan.

## **Request**

1. A request to construct 6' tall privacy fence along west side of property 180' in length. Also add in landscape boulders to enhance the entrance of our landscape yard.

## Location

Property is at 0 Nevada Lane and is just south of D and J quality electric and East of Mountain Springs Church. Property is also just north of landscape business that stores and operates very similar to us.

## Project Description

Acre

Site is just over 5 acres and we currently use under 1 Acre of the space. We plan for this to be a long term contractor equipment yard for our business. Sunflower is a design/build landscape company that has been in business since 2006. We are not a retail shop.

## Site Structures/Uses/Equipment

Below is a list of what we store and how we have used this space in the last 5 years.

- 2 – Conex boxes that hold supplies
- 30yd dumpster
- Palletized material such as pavers, block and concrete
- Parking of trailers and trucks

## **Landscape Equipment**

Below is a list of the equipment that could be seen on site. Most of the time these pieces of equipment are on a job site.

- 8 Trucks
- 2 employee cars/trucks
- 6 Trailers
- 4 Bobcats
- Attachments (auger, trencher, forks, buckets)

## **Business Operation**

Sunflower Landscapes is a Seasonal Business so hours of operation change with the seasons. Below is our normal business operation hours.

- Peak Season
  - March – October
  - Enter Landscape Yard at 7:00am-7:30am
  - Close Yard Gates at 5:30pm-6:00pm
  - 2-4 employees will be in and out of the Yard during the Peak Season.
  - Other employees take work vehicles home and then meet at job site.
- Off Season
  - November - February
  - Enter Landscape Yard at 8:00am-8:30am
  - Close Yard Gates at 4:30pm-5:00pm
  - 1-3 employees will be in and out of the Yard during the Off Season.
  - Other employees take work vehicles home and then meet at job site.

### **Adventure Way**

Adventure Way is accessed off Old Woodman Road and is unpaved and not maintained by El Paso County or City of Colorado Springs. Sunflower Landscapes has added rock to help integrity of road.

### **EPC Land Use Code**

As a result of the Notice of Violation, Sunflower Land Care Inc. is requesting approval of a variance of use to continue to operate our Business. Our Use of the Land is to only store landscape equipment and light material storage. (No Office or Retail Frontage)

### **Traffic Impact**

7am-8am – Crews are dispatched to job sites (2 Dump Trucks, 4 enclosed trailers)

8am-4pm – occasional trips to yard from delivery drivers/irrigation tech 4-8 times per day.

4pm-6pm – Crew leaders drop off enclosed trailers and Drivers return dump trucks

### **Screening**

Sunflower Landscapes will install 180' of 6' tall opaque privacy fence constructed of 4"x4" post and 6" pickets. This will run from south west property corner to the north on the west side of Parcel. In addition we would like to add in accent boulders to enhance the appearance of the entry gate.

With Questions Please Contact

**Dustin Hamilton – Co-Owner**

**719-661-5049**

**[dustin@sunflower-landscapes.com](mailto:dustin@sunflower-landscapes.com)**

# Markup Summary

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## dskendall (2)

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