



July 17, 2017

Planning & Community  
Development Department)  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**RE: Request for Landscape Wavier**

This request is for **1020 FORD STREET** Development Plan

For the reasons stated below, we request Relief from the following landscape requirements:

<b>REQUEST:</b>	#1
<b>CODE SECTION:</b>	Section 6-2-2 B-1 Table 6-1
<b>REQUIREMENTS:</b>	The number of required trees should be 1 per 25 feet of linear frontage for Minor Arterial and 1 per 30 feet of linear frontage for Non-Arterial.
<b>PROPOSAL:</b>	Do to the minimum proposed site improvements, the applicant request relief of the landscape requirements. The landscape proposal is to maintain the existing landscape trees, and clean up and stabilize the existing (30 year old) landscape. On add additional trees are proposed along the setbacks (Galley Rd. & Ford St.)
<b>JUSTIFICATION:</b>	Per the County Landscape Code, 11 trees are required for the Galley Rd. frontage (7 provided) and 5 trees are required on the Ford St. frontage (1-tree provided). In lieu of the proposed tree requirements, the applicant proposes to clean up and stabilize the eroding landscape frontage with gravel mulches and ornamental grasses. The proposed improvement for the existing landscape that have been impacted by public use, will also include the construction of a new segment of sidewalk to provide a sustainable path to the existing bus stop within the right-of-way.

If you should have any questions or comments pertaining to this request, please do not hesitate to contact me.

Sincerely,

Jim Houk  
Landscape Architect