

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 24, 2020

RE: A-1 Chipseal Special Use

File: AL-20-019

Parcel ID Nos.:5408102040 and 5408102052

This is to inform you that the above referenced request for approval of a special use application for a contractor's equipment yard located at 7231 Cole View and 7245 Cole View was **approved** by the Planning and Community Development Director on November 24, 2020. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2019).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the contractor's equipment yard, as discussed and depicted in the applicant's letter of intent, site plan, and landscape drawings.
2. Prior to initiation of the use, a commercial over the counter site plan shall be applied for an approved by the El Paso County Planning and Community Development Department.

NOTATIONS

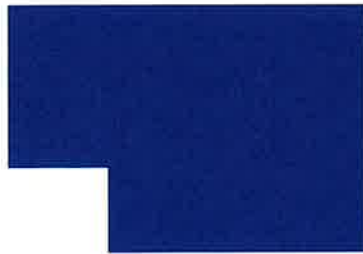
1. Special use approval includes conditions of approval and the accompanying site plan and landscape drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Lindsay Darden at (719) 520-6302.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with a large initial "C" and "D".

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-20-019



Leino Properties

303.981.6041 • chris@leinoproperties.com

November 20, 2020

Ms. Lindsay Darden
Planner II
EL Paso County Planning Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Letter of Intent - Site Plan Approval For 7245 Cole View, Colorado Springs

Ms. Darden;

74th Avenue Limited Partnership is in contract to purchase 7231 & 7245 Cole View in Claremont Business Park in Colorado Springs. Upon receiving Site Plan Approval for 7245 Cole View and the Special Use Permit for A-1 Chipseal's business operations at this location, 74th Avenue Limited Partnership shall close on the purchase of the properties.

A-1 Chipseal will use the two properties together for business, occupying the building for office space, shop and warehouse and site as originally developed and operated since 2007. Lot 36 known as 7245 Cole View shall then be used as a contractor's yard for storing vehicles, equipment and materials. The use and proposed site plan is in compliance with El Paso County's CS-CAD-0 zoning and consistent with neighboring properties in the Claremont Business Park.

We request approval of alternative landscaping. The Code requires internal landscaping for all commercial projects. Because it is not reasonable to protect such landscaping within a contractor's equipment yard and there would be no visible benefit to the community, we propose enhanced roadway landscaping that matches the roadway landscaping that is currently planted in front of 7231 Cole View in lieu of the internal landscaping. Specifically we propose to locate the opaque fence at the building setback line to provide space for additional landscape plantings. We have proposed 1 additional tree and 19 shrubs in addition to the 4 trees that are required to satisfy the Code requirements for roadway landscaping in front of 7245 Cole View (see landscape plan).

Thank you for all your efforts and immediate attention to this matter, time is of the essence.

Please call me if you have questions or require additional information.

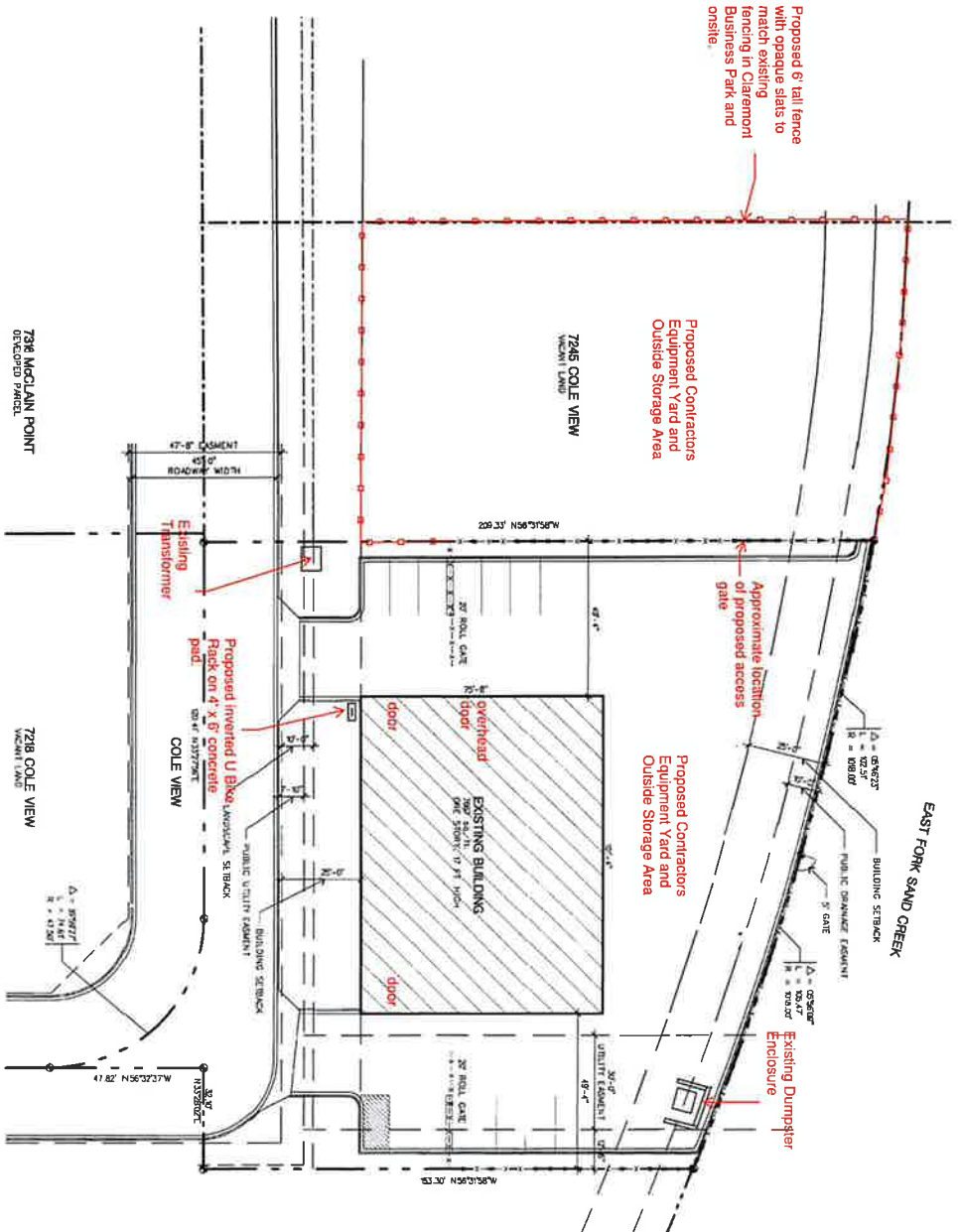
Sincerely,

Chris Leino
Leino Properties, LLC

A-1 Chipseal Special Use Exhibit and Site Plan

7231 Cole View
7245 Cole View

1095 WESTERN DRIVE
MONTICELLO PARK



- Existing Parking: 10 spaces
- Proposed Parking: 10 spaces
- Existing HC Parking: 1 van accessible space
- Proposed HC Parking: 1 van accessible space
- Existing Bike Parking: 0
- Proposed Bike Parking: 1 Rack

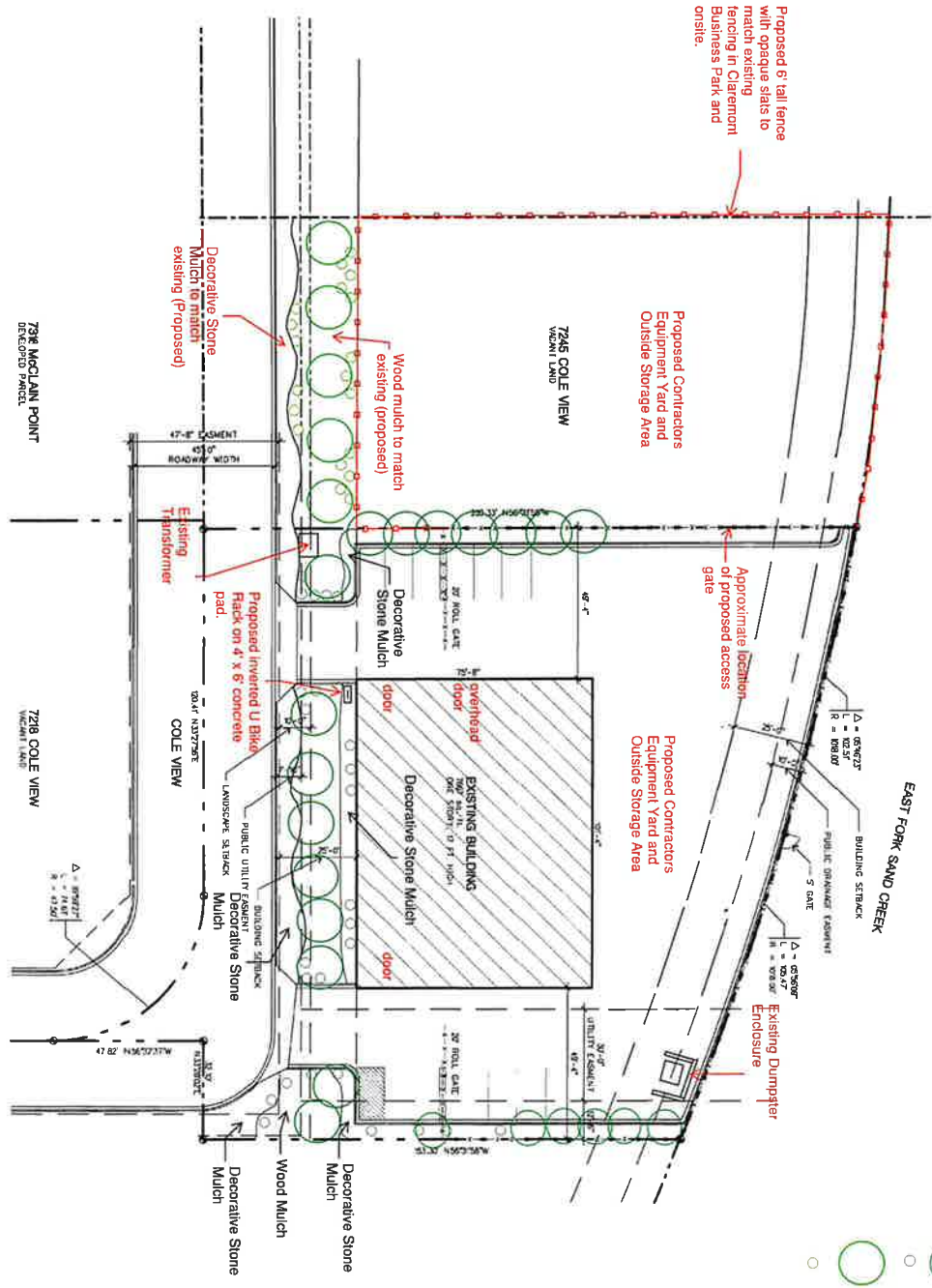
7198 COLE VIEW
DEVELOPED PARCEL

EXISTING SITE PLAN



A-1 Chipseal Landscape Plan

7231 Cole View
7245 Cole View



- Existing Tree
- Existing Shrub
- 5 - Proposed Trees - Selected from the existing tree species planned in front of 7231 Cole View
Minimum size at time of planting - 1.5" caliper B&B
- 19 - Proposed Shrubs - Selected from the existing shrub species planned in front of 7231 Cole View
Minimum size at time of planting - 5 Gallon Container

Existing Parking: 10 spaces
Proposed Parking: 10 spaces
Existing HC Parking: 1 van accessible space
Proposed HC Parking: 1 van accessible space
Existing Bike Parking: 0
Proposed Bike Parking: 1 Rack

EXISTING SITE PLAN

