

Letter of Intent

Sunflower Land Care INC.

March 2018

Request

1. A variance of use to run a landscape business and have equipment and light material storage in a RR5 zoned area.

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

Site is just over 5 acres and we currently only use 1.5-2 acres of the space. We plan for this to be a temporary space for our business as we look for a long term space that would be a good fit for our company. 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

This application will allow you to use this property as a long term contractor's equipment yard

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)

With Questions Please Contact

Dustin Hamilton – Co-Owner

719-661-5049

dustin@sunflower-landscapes.com

Markup Summary

dskendall (1)

we are requiring this to be a...
a business that does and operates very similar to us.
we are 1/2 acres of the appra... We plan for this to be a
we have the right to... we plan to be a
a company that has been in business since 2005. We are
we used this space in the last 5 years.
plan
we, brick and concrete

This application will
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term contractor's
equipment yard.

Subject: Callout
Page Label: 1
Author: dskendall
Date: 6/25/2018 2:34:51 PM
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