

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 2, 2018

Woodmen-Utah LLC C/O Vantage Homes Group  
1710 Jet Stream Drive Suite 200  
Colorado Springs, CO 80921

Sunflower Lawn Care Inc.  
Dustin Hamilton  
6825 Silver Pond Heights Suite 105  
Colorado Springs, CO 80908

*mailed 10/4/18*  
**COPY**

RE: Sunflower Landscapes – Variance of Use – (VA-18-002)

This is to inform you that the above-reference request for approval of a variance of use was heard and a recommendation of approval was made by the El Paso County Planning Commission on October 2, 2018, for a contractor's equipment yard. The 5.57-acre parcel is zoned RR-5 (Residential Rural) and is located on Nevada Lane approximately one-half (1/2) mile east of the intersection of Black Forest Road and Woodmen Road. The property is not included within a comprehensive planning area. (Parcel No. 53080-00-082)

This is recommendation for approval is subject to the following:

## CONDITIONS

1. Any subsequent addition or modification to the operation or facility beyond that described in the applicants' letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial change, then such addition or modification shall be subject to review and approval by the Board of County Commissioners.
2. The applicant shall seek approval from the Planning and Community Development Department of a commercial site development plan within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

3. Any mechanical equipment associated with the contractor's equipment yard use that is stored or maintained on the property must have fluids collected and stored to either be recycled or disposed of per all State and Federal regulations related to the storage of such fluids.

## NOTATIONS

1. The variance of use approval includes conditions of approval and the accompanying site plan and elevation 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 variance of use conditions or standards are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.
4. Evidence of the availability of adequate water and sanitation services shall be provided to El Paso County Planning and Community Development prior to the establishment of any new use.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Len Kendall, Project Manager/Planner I

File No. VA-18-002