



URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
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January 31, 2025

OWNER AND APPLICANT
Mind Matters Properties Inc.
2170 Capital Drive
Colorado Springs, CO 80951

PROPERTY ADDRESS
3627 West Colorado Avenue
Colorado Springs, CO 80904

TAX ID/PARCEL NUMBER
53333017, 53333018

CURRENT ZONING OF THE PROPERTY
I-3 CAD-O

To whom it may concern,

Please find the application included for a Site Development Plan for the existing contractor's equipment yard in Unincorporated El Paso County. The property is enveloped on the east and west by the property within the City of Colorado Springs, and north and south by similar properties to the north and south outside the City of Colorado Springs. The property has existed for several years as an equipment yard and this application is simply to bring the property into compliance with the zoning code, while maintaining the current land use.

With this Site Development Plan, improvements include a landscape buffer on the west along Capital Drive, and a landscape setback on the north along Sandy Court. Additional improvements include a new storm water quality "pond" on the southeast corner of the property and some associated fencing related to it.

Regarding utilities, we believe there "would" be the potential for the property to be served Colorado Springs Utilities, however the property's land use does not require utilities.

Thank you again for the opportunity to provide this application, we look forward to hearing back from the County on this application!

John Olson, RLA, CNU-a, LEED AP
Principal, Urban Landscapes, LLC
