

CONDITION OF APPROVAL
Per ECM Appendix I section 1.7.2 and the approved Operations and Maintenance Manual, the Owner shall submit an annual pilot study report to El Paso County Stormwater at stormwater@elpasoco.com by April 15 of each year for a period of 12 years after preliminary acceptance of the underground water quality facility by the County. The reports shall document system performance and demonstrate continued compliance with MS4 Permit water quality requirements.

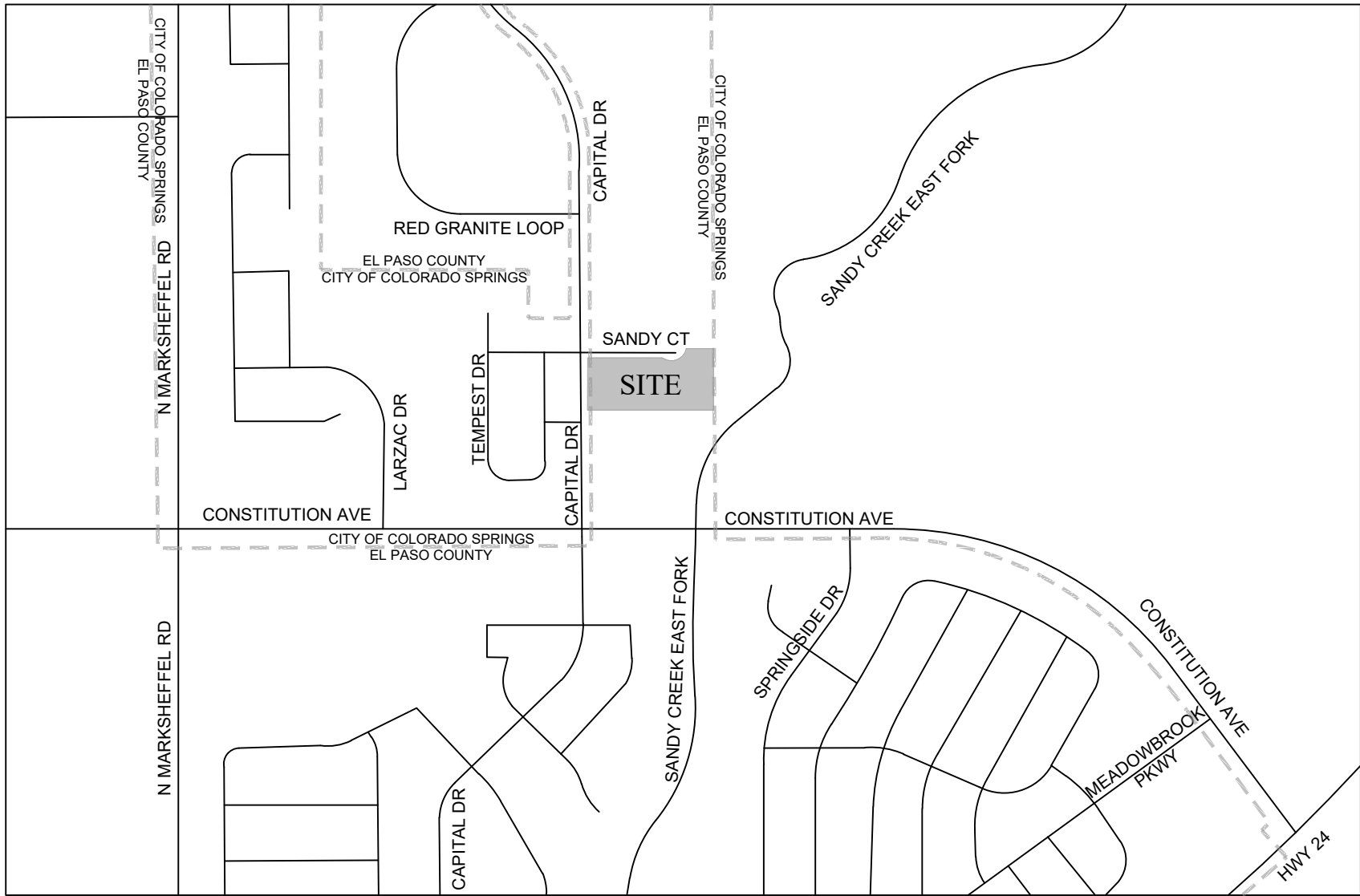
**AGREEMENT WITH DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION**
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or successors and assigns shall be required to pay Traffic Impact Fees in the amount of \$47,540 for the Mini warehouse/ outdoor storage use for 106,354sf, at \$447/ksf following the approved payment plan. The payments will be made for \$11,885 amount on October 1, 2026, February 1, 2027, June 1, 2027, and October 1, 2027.

Approved
By: Justin Kilgore, AICP
Planning Division Manager
Date:08/12/2026
El Paso County Planning & Community Development

MIND MATTERS PROPERTIES LLC

8145 SANDY COURT
COLORADO SPRINGS, COLORADO 80951

VICINITY MAP



PROJECT DESCRIPTION

THE SITE EXISTS TODAY AS A INDUSTRIAL ZONING, AND WILL MAINTAIN AS SUCH, WITH CONTRACTORS EQUIPMENT YARD FROM MIND MATTERS PROPERTIES LLC.

APPROVAL STAMP

LEGAL DESCRIPTION

LOT 3 ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO 1A

LOT 4 ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO 1A

FLOODPLAIN STATEMENT

08041C0756G - 12/07/2018
With in the 100 Year & 500 Year flood plain. "Special Flood Hazard Areas" Regulatory Floodway & BFE.

PROJECT TEAM CONTACTS

OWNER, DEVELOPER AND APPLICANT
MIND MATTER PROPERTIES LLC
c/o Eduardo Hernandez
coloradoriverlandscaping@gmail.com
719.329.4246

PLANNER/ LANDSCAPE ARCHITECT
URBAN LANDSCAPES LLC
c/o John Olson
John@UrbanLandscapes.design
719.600.8366

CIVIL ENGINEER
M&S CIVIL CONSULTANTS INC
c/o Virgil A. Sanchez, PE
Virgils@mscivil.com
719-491-0818

Approved
By: Justin Kilgore
Planning Manager
Date:11/17/2025
El Paso County Planning & Community Development

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**MIND
MATTERS
PROPERTIES
LLC**

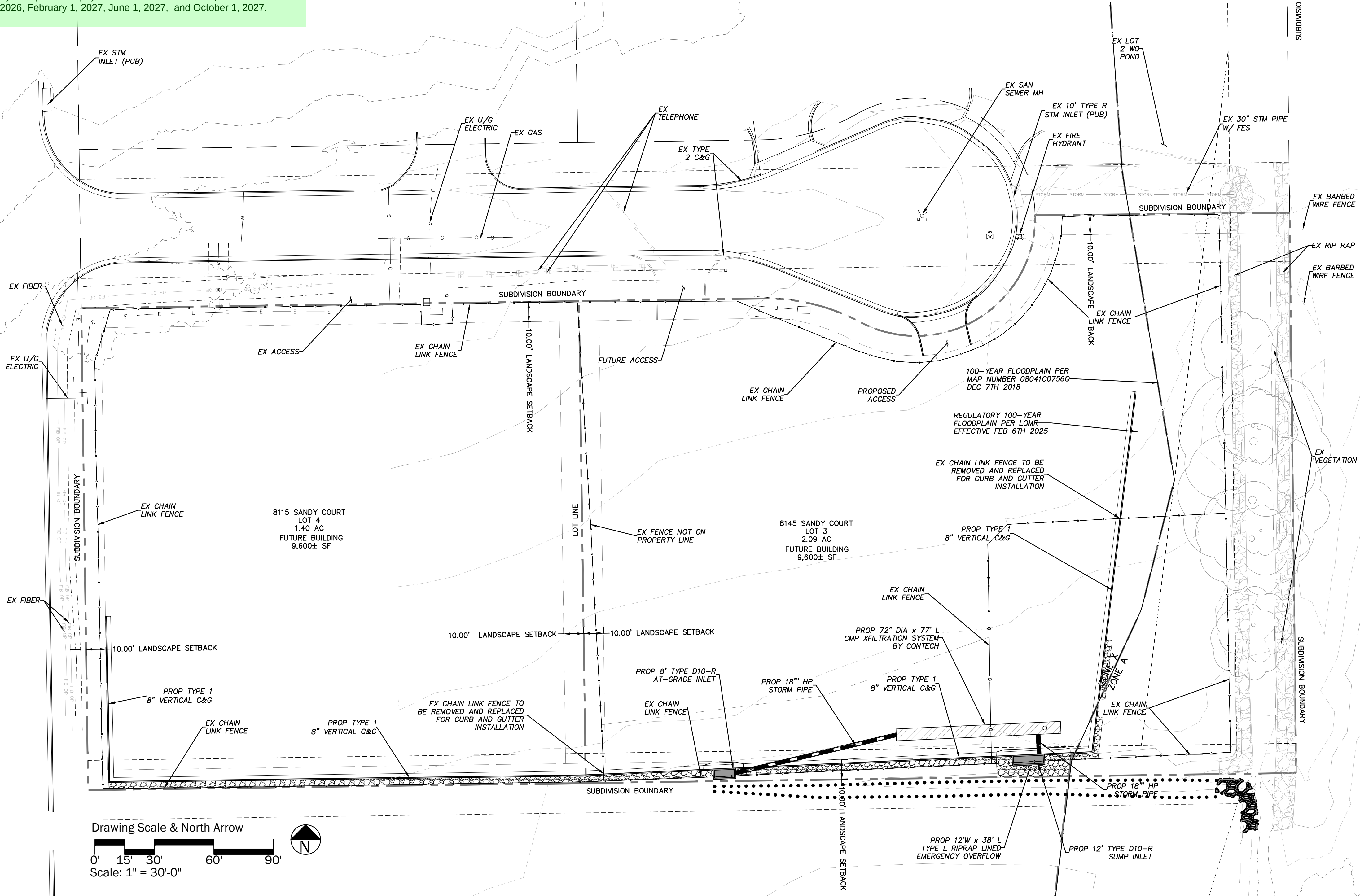
8145 Sandy Ct
Colorado Springs,
Colorado

DEVELOPMENT PLAN

Date Submitted: Jan. 31, 2025
Resubmitted: September 26, 2025

**SITE
DEVELOPMENT PLAN
SHEET 1 OF 1**

Not For Construction
El Paso County Land Use Review
File Number(s): PPR241



GENERAL NOTES

- NO USES SHALL BE PERMITTED THAT WOULD GENERATE TOXIC MATERIALS OR WASTE, THAT EXCEED FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PART AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD BIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

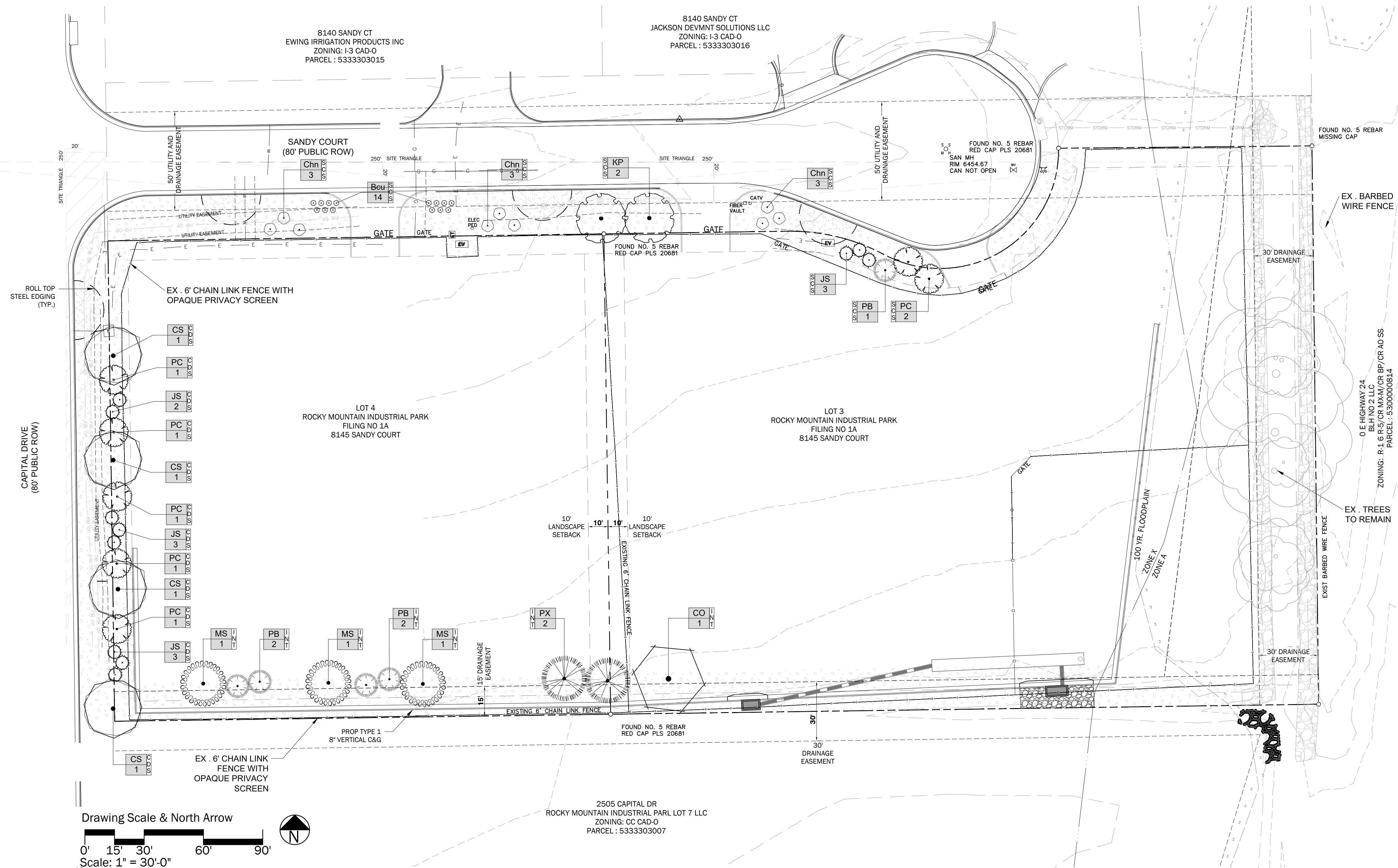
LEGEND:

--- BOUNDARY
--- UTILITY EASEMENT
--- WATER (TYP.)
--- GAS (TYP.)
--- ELECTRIC (TYP.)
--- FENCE (TYP.)

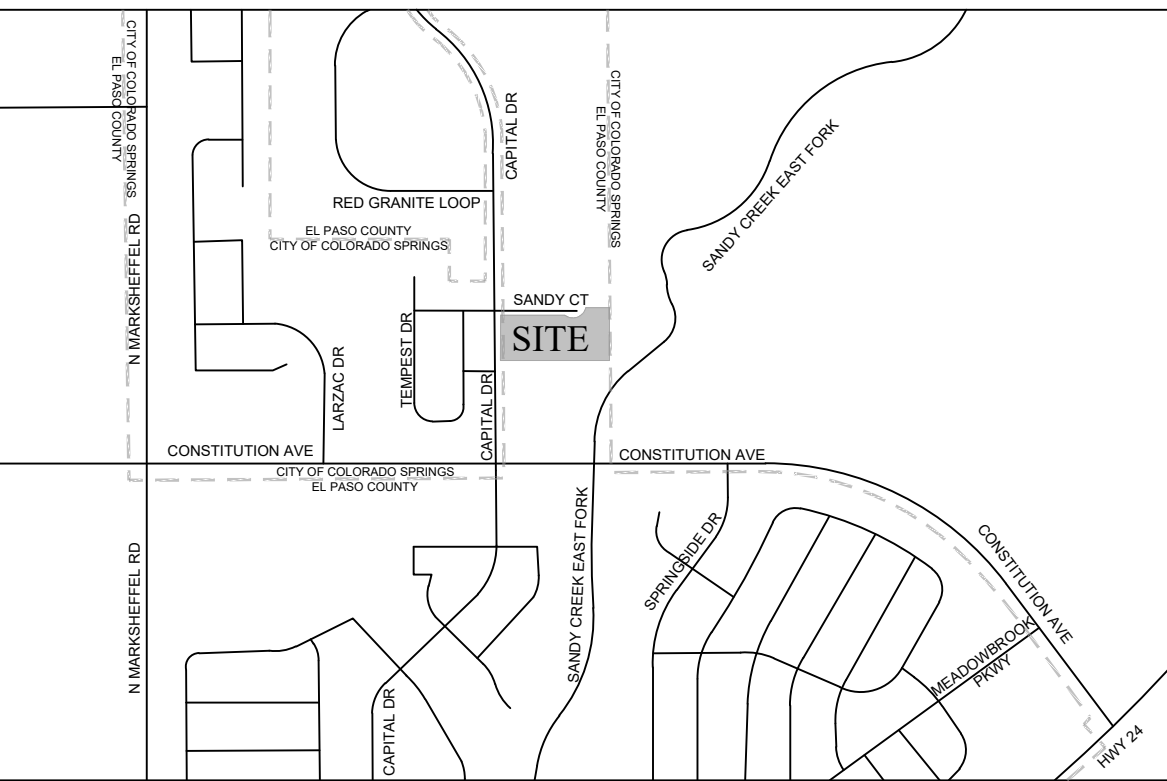
SITE DATA

Preliminary Plan:
Parcel Number:
Current Zoning:
Existing and Proposed Use:
Development Schedule:
Total Acres:

Mind Matters Properties LLC
5333303017, 5333303018
I-3 CAD-O
Contractors Equipment Yard
Upon Approval
3.49 Acres



VICINITY MAP



OWNER, DEVELOPER AND APPLICANT
MIND MATTERS PROPERTIES LLC
c/o Eduardo Hernandez
coloradriverlandscaping@gmail.com
719-329-4246

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CIVIL ENGINEER
M&S CIVIL CONSULTANTS LLC
c/o Vigil A. Sanchez, PE
Virgils@mscivil.com
719.491.0818

SITE DATA
Parcel Number: 5333303017, 5333303018
Current Zoning: I-3 CAD-O
Total Land Area: 3.49 Acres
Total Landscape Area: .55 Acres
Natural/Preservation Area: .5 Acres

LANDSCAPE NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- ALL EXISTING ROCK AND TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE IN DISTINCTLY SEPARATE PILES. SEE CIVIL DRAWING FOR TOPSOIL PLACEMENT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER EL PASO COUNTY SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
- CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
- 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
- IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS, AND PERENNIALS VIA DRIP IRRIGATION.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

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MIND MATTERS PROPERTIES LLC

8145 Sandy Ct
Colorado Springs,
Colorado

DEVELOPMENT PLAN

Date Submitted: Jan. 31, 2025
Resubmitted: May 30, 2025

LA1
LANDSCAPE PLAN
SHEET 1 OF 1

Not For Construction
El Paso County Land Use Review
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COLORADO RIVER LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
TREES					
CS	4	Catalpa speciosa Western Catalpa	2" Cal.	45-60 Ft.	30-40 Ft.
CO	1	Celtis occidentalis Western Hackberry	2" Cal.	30-50 Ft.	30-40 Ft.
KP	2	Koeleruteria paniculata Golden Rain Tree	2" Cal.	20-30 Ft.	20-30 Ft.
MS	3	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	20-25 Ft.	20-25 Ft.
PC	7	Prunus virginiana Chokecherry	2" Cal.	20-25'	10-15 Ft.
EVERGREEN TREES					
JS	11	Juniperus scopulorum Rocky Mountain Juniper	2" Cal.	20-25 Ft.	8'-12'
PB	5	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Colorado Blue Spruce	6' Ht.	20-30 Ft.	10-15 Ft.
PX	2	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6' Ht.	40-50 Ft.	20-25 Ft.
SHRUBS					
Chn	9	Chrysothamnus nauseosus Rubber Rabbitbrush	#5	5-6 Ft.	5-6 Ft.
GRASSES					
Bcu	14	Bouteloua curtipendula Side Oats Grama	#1	15-30 In.	18-24 In.

GROUNDCOVERS

SYMBOL	QTY	BOTANICAL / COMMON NAME	ADD INFO
GROUND COVERS			
	19,953 sf	3/4" Cimarron Granite	3" Depth - Covering Weed Barrier Fabric
	1,419 sf	El Paso County All-Purpose Low Grow Native Seed Mix	Seed

LEGEND:

- BOUNDARY
- UTILITY EASEMENT
- WATER (TYP.)
- GAS (TYP.)
- ELECTRIC (TYP.)
- FENCE (TYP.)

Internal Landscaping Requirements

Total Lot Area (Square Feet)	Required Landscape Area	Required Trees		Shrub Substitutions (10 #5 Shrub per Tree)		LABEL
		Required	Provided	Required	Provided	
91,157	4558	10	10	0	0	INT

Buffer Requirements

Capital Drive 1 Tree: 15 Feet	Required Trees		Required Evergreen		LABEL
	Required	Provided	Required	Provided	
250	17	17	5	8	CDS

Roadway Landscaping Required by Roadway Classification

Street Name or Zone	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree	Quantity of Trees		Required Evergreen Trees		Shrub Substitutions		LABEL
		Required	Provided			Required	Provided	Required	Provided	Required	Provided	
Capital Drive	Non-Arterial											CDS
Sandy Court	Non-Arterial	15	14	444	30	15	15	5	6	10	10	SCS