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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

Please include a section to cover Engineering Criteria Manual Appendix B.1.2.D. There are seven items that need to be addressed to not submit a TIS with the project.

Please include a section to discuss the general drainage characteristics of the site.

Please discuss traffic flows into and out of the property and discuss parking or justify the reason for not meeting the minimum parking requirements of Table 6-2 of the Land Development Code.