Planning and Community Development Department
2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Application Form

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Administrative Determination
- ☐ Administrative Relief
- ☐ Appeal
- ☐ Approval of Location
- ☐ Billboard Credit
- ☐ Board of Adjustment – Dimensional Variance
- ☐ Certificate of Designation
- ☐ Combination of Contiguous Parcels by Boundary Line Adjustment
- ☐ Construction Drawings
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Development Agreement
- ☐ Early Grading Request
- ☐ Final Plat
- ☐ Maintenance Agreement
- ☐ Merger by Contiguity
- ☐ Townhome Plat
- ☐ Planned Unit Development
- ☐ Preliminary Plan
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ Road or Facility Acceptance
- ☐ Site Development Plan
- ☐ Sketch Plan
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
- ☐ Subdivision Exemption
- ☐ Subdivision Improvement Agreement
- ☒ Variance of Use
- ☐ WSEO

☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):	
7450 Idaho Lane, Colorado Springs, CO 80923	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
5308000125	1.84
Existing Land Use/Development:	
Residential property; landscaping storage/staging and proposed outdoor garden decoration sales	
Existing Zoning District:	Proposed Zoning District (if applicable):
RR-5 CAD-O	N/A - Variance of Use

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization):
Martin Morelos Nava and Flor Elena Pichardo Aranda
Mailing Address:
7450 Idaho Lane, Colorado Springs, CO 80923
Daytime Telephone:
719-201-7370 / 719-464-0284
Email or Alternative Contact Information:
j.b.landscape@live.com / pichardo2730@gmail.com

DESCRIPTION OF THE REQUEST: *(attach additional sheets if necessary):*

Variance of Use for two businesses on one property: J&B Landscape LLC will store/stage vehicles, trailers, equipment and limited leftover materials; employees collect supplies for off-site jobs, with no public retail sales. Black Forest Garden Decorations will display and sell garden art outdoors, with customer parking and a staff-only mobile office. Both businesses will use separate designated areas. See combined Letter of Intent and site plans.

Planning and Community Development Department
2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):	
Martin Morelos Nava and Flor Elena Pichardo Aranda	
Mailing Address:	
7450 Idaho Lane, Colorado Springs, CO 80923	
Daytime Telephone:	Email or Alternative Contact Information:
719-201-7370 / 719-464-0284	j.b.landscape@live.com / pichardo2730@gmail.com

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Email or Alternative Contact Information:

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):
An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

OWNER/APPLICANT AUTHORIZATION:
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: FLOR E. PICHARDO ARANDA Date: 11/19/2026

Owner (s) Signature: [signature] Date: 11/19/2026

Applicant (s) Signature: [signature] Date: 11/19/2026