Combined Letter of Intent
Variance of Use Application

November 19, 2026
El Paso County Planning and Community Development Department
Property: 7450 Idaho Lane, Colorado Springs, CO 80923
Parcel Number: 5308000125
Businesses: J&B Landscape LLC and Black Forest Garden Decorations
Applicants: Martin Morelos Nava and Flor Elena Pichardo Aranda

To Whom It May Concern:

We submit this combined Letter of Intent in support of a single Variance of Use application for two separate businesses proposing to use designated areas of the property identified above. Each business will operate independently, as indicated on the accompanying site plans.

1. J&B Landscape LLC

J&B Landscape LLC proposes to use its designated portion of the property for storage and staging of company vehicles, trailers, landscaping equipment, tools, and limited leftover materials from landscaping projects. Employees will park in the designated employee area and pick up equipment and supplies before traveling to off-site jobs. Landscaping services are performed at customer properties; no retail sales of landscaping materials to the public are proposed at this location.

The site plan identifies areas for employee parking, company vehicles and trailers, equipment, leftover materials, internal circulation, and truck maneuvering. Existing structures will remain, and no additional buildings are proposed as part of this request.

2. Black Forest Garden Decorations

Black Forest Garden Decorations requests permission to relocate and operate a small outdoor retail business selling decorative metal garden art and outdoor decorations. Merchandise displays and customer sales will take place in its designated outdoor area. Customers will not enter any existing building or the proposed mobile office.

A mobile office for staff use only will be placed in the designated already leveled and graded area. Customers will use the existing access shown on the site plan. An existing unpaved dirt area currently used for personal items will be cleared for customer parking. We anticipate limited customer traffic, typically no more than approximately three to four customer vehicles at one time, subject to applicable County parking and access requirements.

The business must relocate from its rented location after being verbally informed by its landlord that the space would need to be vacated within approximately two months. We have not secured another suitable location and request consideration of this family-owned property for the outdoor business.

3. Shared Property Operations and Impacts

The two businesses will occupy separate designated areas and maintain orderly storage, merchandise displays, and parking. We intend to manage vehicle circulation, noise, dust, litter, drainage, and visual impacts to minimize effects on surrounding properties. No permanent retail shop or paved parking lot is proposed in this application. Any future improvements would be subject to required approvals.

We understand that the proposed uses and site arrangements are subject to El Paso County review and applicable zoning, parking, access, fire safety, and other development requirements. We respectfully request consideration and approval of the combined Variance of Use application, subject to applicable County conditions.

Thank you for your time and consideration.

Martin Morelos Nava — J&B Landscape LLC
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Signature: _____ Date: 11/19/2026

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Signature: Flor E Pichardo Date: 11/19/2026