

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 27, 2018

Dan Combs  
7205 Maine Lane  
Colorado Springs, CO 80923

NES  
ATTN: Tamara Baxter/ Andrea Barlow  
619 N Cascade Ave, Suite 200  
Colorado Springs, CO 80903

*Revised  
marked  
4/2/18*

RE: Mountain Splendor Services Contractor's Equipment Yard and Offices (VA-17-010)

This is to inform you that the above-reference request for approval of a variance of use was heard and approved by the El Paso County Board of County Commissioners on February 27, 2018, to legalize an existing contractor's equipment yard associated with a landscaping business in the A-5 (Agricultural) zoning district. The five (5) acre property is located approximately 0.3 miles south of Woodmen Road at the southern terminus of Maine Lane. (Parcel No. 53080-00-048)

This approval is subject to the following:

### CONDITIONS

1. Within 60 days from the date of approval, the applicant shall submit a site development plan for review and approval by the Planning and Community Development Department. The site development plan shall provide a detailed depiction of existing and proposed structures and improved surfaces associated with the approved variance of use permit.
2. Within 60 days from the date of approval, the applicant shall submit all necessary applications for building permitting for each structure located on this property to Pikes Peak Regional Building Department.
3. In lieu of a 6' opaque privacy fence, the applicants will plant within 120 days fifteen (15) 10' tall Austrian pines along the southern property boundary as visual screening.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

4. No vehicular traffic and/or parking or storage of construction equipment, materials, or supplies shall occur over the existing onsite wastewater treatment system components.
5. Any contractor related mechanical equipment that is maintained onsite must have fluids collected and stored to either be recycled or disposed of per all State and Federal regulations related to the storage of such fluids.
6. Security lighting shall be limited to that in existence at the time of approval of the variance of use. No additional lighting, excluding standard wall-mounted entryway lighting, shall be installed without prior approval by the Board of County Commissioners of an amended variance of use application.

The due dates may be administratively extended by the Planning and Community Development Department Director if the Director determines that the applicant is making a good faith effort to obtain the approval listed above.

#### **NOTATIONS**

1. Variance of Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Gabe Sevigny, Project Manager/Planner I

File No. VA-17-010