



April 28, 2017

MOUNTAIN SPLENDOR SERVICES, INC.

Gabe Sevigny
Planner 1- Reviewer
El Paso Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

Dear Mr. Sevigny,

In accordance with Resolution No. 18-079, the Board of County Commissioner (BOCC) granted approval of a Variance of Use for an existing landscape business. This Variance allows Mountain Splendor Services to continue to operate at 7205 Maine Lane conditions of approval. Below are updates and responses to the conditions of approval.

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.

Response: A complete site development plan application has been submitted to the Planning Department and has been accepted for review.

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.

Response: I have been working with Jay Eenhuis at the Pike Peak Regional Building since approval was granted by the BOCC for the Variance of Use to determine which structures on-site require building permits and which do not. According to Mr. Eenhuis, the only structures that will need permits are the office/resident and the shop. Sketches of these structures have been completed by Allen Dill, contractor of record with PPRB. I will be sending the sketches to an architect to have drawings necessary to accompany building permits to be completed. As soon as the drawings are completed, we will be submitting for required permits. For the office/residential structure, changes to the bathroom are necessary for ADA compliance. The only permit needed for the shop is for overall inspection. Progress is being made, however, it's been slow as all contractors, builders, architects and engineers are very busy.

3. In lieu of a 6' opaque privacy fence, the applicants will plant within 120 days fifteen (15) 10' tall Austrian pines along the souther property boundary as visual screening.

Response: The trees have been installed.

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.

Response: Acknowledge. No vehicular traffic and/or parking or storage will occur over the existing septic system.

5. Any contractors 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.

Response: Acknowledge. Except for a one (1) 55 gallon drum used for small equipment oil, no fluids are stored on site. This drum is removed off site when close to full to be disposed of properly.

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.

Response: No changes to existing lighting or additional lighting are proposed.

Please let me know if you have any question or concerns.

Sincerely,



Dan Combs
Mountain Splendor Services