



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

July 22,2019

El Paso County  
Planning and community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

Add PCD file No. CC191

RE: Bartlett Rezone Amendment – Variance of use and Site Development Plan – 53121-11-005

**Parcel No:** 5312111005  
**Owner Name:** BARTLETT LARON A & RENEE U  
**Location:** 0 CHICAGO AVE  
**Mailing Address:** 13655 BRADSHAW RD  
PEYTON CO 80831-9006

Please address traffic due to the use. Also be sure to address the criteria en ECM appendix B.1.2.D regarding not providing a traffic impact study.

### ***Legal Description***

LOTS 1-8 BLK 20 & LOTS 14-16 BLK 19  
FALCON AND THAT PT OF VAC ST AND VAC 20.0 FT  
ALLEY ADJ TO SD LOTS

LDC-Inc is representing LaRon and Renee Bartlett, owners of the property located on Chicago Avenue, north of the intersection of Old Meridian Road and US Highway 24. This property was rezoned from RR-5 to CC on September 14, 2006. At the time of rezoning the Bartletts believed that the previous residential use would still be available as the house was still existing on its own well and septic system. Their son moved in to the house and they rented the remaining property to a portable building sales company. The Bartlett's have been cited for using the property for a residence and allowing a new commercial use without an approved site plan. This submittal is for amending the conditions of the rezoning to CC, a waiver to allow the residential use and approval of a site plan.

This request to amend the conditions of approval of the zone change are for;

1. Prior to establishing any new commercial land use, or any expansion of any of the esisting buildings, the following shall occur:

1.b. A vacation and replat creating appropriately sized commercial pad sites shall be approved by the Board of County Commissioners.

We are requesting this condition be amended to allow the continued use by the portable building sales company as they do not require a permanent structure or any utilities connections.

1.c. The property shall be annexed into the Woodmen Hills Water and Sanitation District (Woodmen Hills Metro District). All new commercial uses are required to have central water and sewer services.

We are requesting this condition be amended to read "Any new commercial uses requiring water and sewer services shall cause the property to be annexed into the Woodmen Hills Metro District.

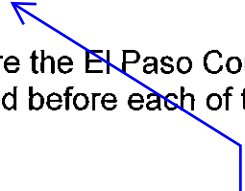
3. Prior to approval of any plot plan on this site, the owner shall grant an access easement for the benefit of the adjacent property on the southeast boundary. The easement shall allow access from that lot to Chicago Avenue.

We are requesting this condition be removed as the property has been fully developed as a bank and public library with access to Old Meridian Road.

This application will require public hearings before the El Paso County Planning Commission and County Commissioners. The property will be posted before each of the meetings.

Sincerely,

Daniel L. Kupferer, PLS  
Land Development Consultants, Inc.




After discussing with the engineering manager, staff would not support the deletion of this easement requirement.

# Letter of Intent\_v1\_redline.pdf Markup Summary

## Callout (1)


e removed as the property has been fully developed a  
1 Median Road.  
ings before the El Paso County Planning Commission  
1 be posted before able of the meetings.  
After discussing with the  
engineering manager, staff would  
not support the deletion of this  
easement requirement.

**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 10/9/2019 11:18:25 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

After discussing with the engineering manager, staff would not support the deletion of this easement requirement.

## Text Box (2)


Please address traffic due to the use. Also be sure to address the criteria en ECM appendix B.1.2.D regarding not providing a traffic impact study.

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/8/2019 10:36:09 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Please address traffic due to the use. Also be sure to address the criteria en ECM appendix B.1.2.D regarding not providing a traffic impact study.

Add PCD file No. CC191

Add PCD file No. CC191

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/8/2019 10:36:33 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**