

Please discuss the extent of grading done on the property. Include the total amount of land disturbance (grading, filling, cutting, stockpiling, paving, etc). Additional documents may be required if land disturbance equals 1 acre or more or 500 cy of soil.

Ben Fisk
Templeton Gap Rd.

Colorado Springs CO 80923

Add PCD File # VA-23-002

Please include the information that is missing from the Letter of Intent Checklist which was uploaded separately

Include a statement confirming the proposed request will not adversely impact adjacent properties or existing stormwater runoff patterns.

I'm requesting a variance of use for a landscaping business and outside storage at 7135 Templeton Gap Rd. This 5-acre parcel is currently zoned RR-5 and is in a unique position within El Paso County. With only 1 true "residential" neighbor, this parcel of land is well suited for our application. We're bordered by an RV storage lot, a construction company and vacant land thus my landscaping company fits into the surrounding uses.

We've already done a lot of improvements on this property to maintain a clean and presentable appearance for our neighbors and community. When originally purchasing this property, the weeds were 5-6 feet tall as it hadn't been taken care of in years. There were several species of noxious weeds that we've eradicated over the past few years. Most of the existing trees have been pruned or removed if dead. We've landscaped the front and back yards beautifying the property. We've also hauled over 140 tons of debris, old metal and trash off of the property left by the previous owner.

We are also requesting a 5000 sq ft metal building, detached garage, with those details in a different application.

We are requesting this variance of use for my landscaping company because of the lack of suitable properties in this area for a landscaping company. After meeting with neighbors to the east and north, the two other RR-5 parcels, they are both in full support of this request.

Refer to ECM Appendix B.1.2D "No TIS" criteria. Please discuss how the proposed request meets **each** criteria bullet point and condition. Include the total amount and types of vehicles on the property, amount of traffic generated by the site (number of employees entering and leaving, deliveries, customers, etc) per day. Discuss how the property is accessed.

Per El Paso County Resolution 19-471 road impact fees are applicable to the project. Please refer to <https://publicworks.elpasoco.com/road-impact-fees/> for further information and confirm in the letter of intent you are aware of the road impact fee requirements.

Please state how you meet the following Criteria:

In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The variance of use is generally consistent with the applicable Master Plan;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.