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FWF File No. 2549.002

September 4, 2019

Via Email:

(lthelen@springsgov.com)

Lonna Thelen
Colorado Springs Planning Department
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

Re: Site Plan / Building Permit Request for
100 South Marland Rd., Colorado Springs, CO

Dear Lonna:

As you know, this office represents the Rubleys, who own property at 104 South Marland Rd. which is adjacent to 100 South Marland Rd. We have been asked to respond to the site plan / building permit request submitted for 100 South Marland Rd. We understand this is only a request for approval of a site plan and thus criteria for development plan approvals are not applicable.

We believe the requested site plan should be denied for the following reasons:

- The existing approved site plan for the "Bartlett Residence" for 100 South Marland Rd. establishes "limits of disturbance," upon which the neighbors have relied and which were intended to protect the existing vegetation and topography. The applicant has not submitted any justification for changing the existing applicable limits of disturbance.
- The proposed site plan requires removal of significant existing vegetation, including several mature trees and at least three to four feet of fill adjacent to the driveway for 104 South Marland Rd. It will present a blank wall approximately nineteen feet above the existing grade for a length of forty feet. This violates the following criteria for a site plan in the hillside overlay zone (§7.3.504(H) of City Code).
- Terrain disturbance is not minimized, and there are alternative locations on 100 South Marland Rd. for placement of the garage which would not require terrain disturbance or placement of significant fill.

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- Natural vegetation is not being preserved. The proposed plan involves removal of significant existing healthy scrub oak and mature pine trees which currently buffer existing structures on 100 South Marland Rd. from adjoining properties.
- The plan does not preserve existing vegetation to soften the significant structural mass of the proposed garage.

Again, the lot at 100 South Marland Rd. is over two acres in size and has ample space for an alternative placement of the proposed garage which would not require significant grading and fill, and which would not require removal of significant existing vegetation which could then provide a softening of the structural mass of the proposed garage as required by the hillside criteria.

We appreciate the opportunity to comment on this proposed site plan. Please feel free to give me a call if you have any questions or if I can be of any further assistance.

Sincerely,

— Bruce

BRUCE M. WRIGHT

BMW/gad
cc: Ted Rubley