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Mr. Drew Foxx, Planner II
Land Use Review Division, City of Colorado Springs
30 S. Nevada, Suite 701
Colorado Springs, CO 80903
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Re: **CUDP-26-0010 – 752 Clark Place Land Use Statement**

Please see the following responses regarding the Criteria for the Land Use Statement, accompanying the Conditional Use Application:

The proposed land use for the property is Heavy Vehicle Storage/ Outdoor Storage. The property has been developed to date and includes a building (with warehouse/office use) and a fenced-in yard for the Heavy Vehicle Storage. The proposal does not include any additional development to the property. The specific use for the fenced-in property is the overnight storage of large empty trucks.



The property is adjacent to similar properties, including the property directly to the northeast that serves Recreational Vehicles. The image above includes an aerial image of the property (with the location icon) and the adjacent properties.

Impacts to the adjacent properties and developments are minimal. The nature of the proposed land use is to have an empty property during normal business hours when trucks are out. Trucks will leave the property first thing each morning and return to the property (empty) each evening. The nearest residential development is approximately 700-feet away with a drainage way and other commercial businesses between the property and the residential homes.