

# Appendix L : Example Request for Administrative Relief

(Required by Code Section/Policy 306)

November 3, 1998

Reviewing Planner MC 310  
City Planning - Development Review  
Post Office Box 1575  
Colorado Springs, Colorado 80901

RE: REQUEST FOR LANDSCAPE ADMINISTRATIVE RELIEF - Development plan for North Powers Office Park, City Planning File Number AR DP 98-800.

To Reviewing Planner:

This development plan is for the construction of a 30,000 square foot office building in an OC (Office Complex) zone, on a site consisting of three (3) acres.

For the reasons stated below, we request Administrative Relief from the following landscape requirements:

REQUEST: #1  
CODE SECTION: 7.4.302.B.1  
REQUIREMENT: 25' deep landscape setback  
PROPOSAL: Landscape setback ranging from 20'-30' deep  
JUSTIFICATION: Landscape setback is reduced by 20% to 20' for less than 1/2 of the street frontage. The average depth of the proposed landscape setback complies with the required depth.

REQUEST: #2  
CODE SECTION: 7.4.323.C.2  
REQUIREMENT: Landscape buffer along common property line adjacent to residential use, including a 6' opaque structure.  
PROPOSAL: Propose deletion of opaque structure along the residential boundary. Replace opaque structure with double row of ornamental trees (44%) and evergreen trees (66%) at 1 tree per 15' of length and 60 evergreen shrubs in a 20' (average width) buffer.  
JUSTIFICATION: The proposed dense plantings will substantially exceed the buffer planting requirement and improve the compatibility of the adjacent uses. All of the multi-family project's property adjacent to our development is for parking.

Sincerely,

John Doe  
Owner/Developer of North Powers Office Park