

TEEM MILLER MANAGEMENT, INC
1670 Paonia Street, Colorado Springs, CO 80915
(719) 548-1646

Letter of Intent

1670 Paonia Street Colorado Springs, CO – El Paso County
Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3

Add PCD File #

To: El Paso County Planning Development

Re: Minor Development Plan Amendment

Owner/Applicant: Debby and Jeff Miller DBA: Teem Miller Management, Inc.
1670 Paonia Street
Colorado Springs, CO 80915
Phone: 719-548-1646 | Email: Debby@phasesaccounting.com

Consultant: Richard Lyon, PE
RMG-Rocky Mountain Group
2910 Austin Bluffs Parkway
Colorado Springs, CO 80918
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The property of interest is addressed as 1670 Paonia Street in Colorado Springs, El Paso County, Colorado. The property is located on the west side of Paonia Street south of Palmer Park Boulevard and north of Tuskegee Place. The parcel is Schedule No. 5406304014, zoned I-2 CAD-O, is a part of Plat No. 6746 with the legal description of *Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3*. The current land use is warehouse/storage for the business of Phases Truck and Auto Repair. The property totals 2.58 acres consisting of an 11,200 square foot pre-engineered metal building with surrounding asphalt pavement for parking and drive aisles and landscaping that was developed per a Major Development plan by Hammers Construction dated May of 2001, filed with the County as PPR99008. The parcel totals 2.58 acres. The property land use coverage by the existing building is 9.96 percent.

This letter accompanies the application for a Minor Development Plan Amendment for the addition of a 9,030 square foot pre-engineered metal building and 12,628 square feet of asphalt pavement for a second building of matching land use, auto repair. The proposed land use addition falls within the Public Improvement District (P.I.D.) zone of the property. Ancillary disturbance within the property is for grading to adhere to historical drainage patterns, utility service installations, and landscaping of the disturbed areas with native seed, trees, and shrubbery matching the existing conditions. The limits of construction is anticipated to be 0.87 acres or 33.72 percent of the property. The developed conditions property land use coverage by the two buildings yields 18 percent.

Site features include parking stall expansion with striping and signage including restriping for an ADA stall addition at the frontage of the property, a dumpster pad location, and new electric service and water service installations. There is not to be any disturbance outside of the property with the exception of utility service taps within Paonia Street. The overall development scope of work is anticipated to consist of control measure installation, excavation for footers and foundations, overlot grading at the rear of the site, pre-engineered metal building erection and construction, utility service trenching, and asphalt paving.

The Minor Development Plan Amendment consists of engineered drawings depicting the developed conditions atop the existing conditions including the site layout of the building addition and other site features including landscaping, striping, and signage, detailed grading and drainage design, erosion and sediment control for storm water management during construction, and the building elevations with the building photometrics. Accompanying the engineered design plan is a Drainage Letter and Storm Water Management Plan report describing the site development as it relates to storm water runoff and erosion and sediment control. These reports demonstrate that the proposed development will not have negative impacts to the surrounding and downstream properties and waterways.

We appreciate and thank the County for your consideration of the application and documents submitted herewith.

Sincerely,



Applicant/Owner: Debby and Jeff Miller

If landscaping/parking requirements are not being met, please provide alternative design within letter of intent.