

May 23, 2018

Re: Notice to Adjacent Property Owners

To Whom It May Concern,

This letter is being sent to you because Seeger Homes is proposing a land use project in El Paso County at the referenced location (see Letter of Intent). This information is being provided to you prior to a submittal with the County. Please direct any questions on this proposal to the referenced contact in the Letter of Intent. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At the time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please see attached Letter of Intent & Vicinity Map.

Respectfully,

Louis Maston
Seeger Homes, Inc
3800 N. Nevada
Colorado Springs, CO 80907



PROJECT AREA

VICINITY MAP

SCALE: NTS

DATE:
04/30/18

SEGER HOMES INC.

PROJECT NO:
04-18-XXXX



LOT 3 IN APPALOOSA
HIGHWAY 24 SUBDIVISION
SALES OFFICE
VICINITY MAP

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

Forsgren Associates, LLC
56 Inverness Drive East, Suite 112
Englewood, CO 80128
(720) 214-5884

Seeger Homes, Inc. – Sales Office @ Lot 3 in Appaloosa Highway 24 Subdivision
Letter of Intent

Site Location:	Lot 3 in Appaloosa Highway 24 Subdivision Colorado Springs, CO 80915
Site Data	The 4.66-acre site, zoned I-2, is located just southwest the intersection of Frank Rd and E Swan Rd in Colorado Springs.
Request/Justification	To gain approval for placement of a one-story sales office with associated site work. Site work includes installation of asphalt pavement at entrance and around proposed sales office, installation of gravel surfacing, placement of up to five premanufactured mobile homes, and site grading. The five premanufactured mobile homes shall be used for showing to customers only and will not have wet utilities installed to the units.
Existing/Proposed Facilities, Structures and Roads	Currently, the site is vacant and is covered in native grasses. Proposed features include, but are not limited to, installation of a one-story sales office, installation of asphalt and gravel, installation of a water quality and detention facility (by others), and placement of five premanufactured mobile homes. The site plan shows the location of major features on the site and the proposed location of all site features.
Landscaping/Screening	Currently, the site is covered in native grasses with little to no screening on site. It is essential that the premanufactured mobile homes on site are visible to passing traffic on both Amelia St. and Highway 24 in order to provide potential buyers a clear view of the homes for sale. Landscaping shall be provided along the southwest end of the site, providing some screening from the road. Landscaping shall include native trees and shrubs.
Grading/Erosion Control	The site shall be graded and runoff shall flow to a proposed detention facility (by others). All runoff from the site shall be collected in this facility prior to discharge downstream. Erosion control measures will be utilized on the site, per City of Colorado Springs standards as follows: <ul style="list-style-type: none">• Clearing and grubbing – Silt fence/sediment control log will be used.• Initiation of perimeter controls – Silt fence/sediment control log will be used.

- Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.
- Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.
- Final grading – All areas will receive final landscaping.
- Stabilization – All areas will receive final landscaping.

Traffic Control This project is an internal, private project with no disturbance to existing roadways. All installations on site are minor and the construction timeline is aggressive. Buildings on site are mobile and require no large equipment for installation. As a result, no additional traffic control shall be provided

Waiver Requests No waivers are being requested for this work at this time.

For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

Owner: Seeger Homes, Inc
Louis Mastin
3800 N. Nevada
Colorado Springs, CO 80907
719-632-9085

Applicant/Engineer: Forsgren Associates, Inc
Conner Burba
56 Inverness Dr. East Ste 112
Englewood, CO 80112
720-214-5884

Seeger Homes – Adjacent Neighbor Notification List

*5975 Terminal LLC
2725 Brogans Bluff Dr
Colorado Springs, CO 80919-3576*

*Lakeshore Development CO LLC
102 N Cascade Ave. Suite 250
Colorado Springs, CO 80903-1409*

*Billie Harding and Joan Harding 2014 Trust
721 N Powers Blvd
Colorado Springs, CO 80915-3615*

*Rocky Mountain Brewery Properties
6975 Via Valverde
La Jolla, CA 92037-5643*

*CRE Holdings LLC
2727 N Cascade Ave. Suite 127
Colorado Springs, CO 80907-6288*

*Haman Enterprises LLC
4670 Farmingdale Dr
Colorado Springs, CO 80918-2728*

*State of Colorado – Department of Transportation
1525 Sherman St. Fl 5
Denver, CO 80203-1735*

ENGLEWOOD GREENWOOD
6855 S DAYTON ST
ENGLEWOOD, CO 80112-9398

05/25/2018 02:17:45 PM

Sales Receipt		
Product Description	Sale Qty	Unit Price

Final Price

COLORADO SPRINGS,
CO 80915-3615 \$.50

Zone-1

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