

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 11, 2019

Platte Valley LLC  
1378 Promontory Bluff  
Colorado Springs, CO 80921

Forsgren Associates, Inc.  
56 Inverness Drive East, Suite 112  
Englewood, Colorado 80122

**RE: Seeger Homes Sales Office – AL-18-011**  
**Parcel No.: 54073-17-015**

This is to inform you that the above referenced request for a special use approval for automobile and trailer sales within the I-2 (Limited Industrial) zoning district located at 535 Amelia Street has been **approved** by the Planning and Community Development Director as of September 11, 2019. This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the automobile and trailer sales as discussed and depicted in the applicant's letter of intent as well as site plan and landscaping drawings.
2. Prior to initiation of the use or authorization of a building permit, a Site Development Plan shall be applied for and approved by the El Paso County Planning and Community Development Department.

**NOTATIONS**

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.

3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

Should you have any questions, please contact the planner Nina Ruiz at (719) 520-6313.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-18-011