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**Seeger Homes, Inc. – Sales Office @ Lot 3 in Appaloosa Highway 24 Subdivision Filing No. 1A**  
**Letter of Intent**

Site Location:	Lot 3 in Appaloosa Highway 24 Subdivision Colorado Springs, CO 80915
Site Data	The 2.655-acre site, zoned I-2, is located just northeast the intersection of Amelia St. and US Highway 24 (Platte Avenue) in Colorado Springs.
Request/Justification	<p>To gain approval of a site development plan in conjunction with Special Use application PCD File No. AL1811 for trailers sales within the I-2 zoning district 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 twelve manufactured and factory-built homes, and site grading. The manufactured and factory-built homes shall be staged on-site for customer viewing and will not have wet utilities installed to the units. The staging area shall be utilized only for the storage and display of manufactured and factory-built homes.</p> <p>In addition to the above listed, the northeast corner of the site shall be used for equipment storage. This area shall be fenced in with chain-link fence and privacy mesh for screening. Items and equipment to be stored are necessary for conducting Seeger Homes business activities. Items and equipment that may be stored include, but are not limited to, business vehicles, flatbed parking, Conex boxes for maintenance equipment, frames for manufactured homes, and other equipment required to adequately perform required operations.</p>
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 up to twelve manufactured and factory-built homes. The layout of each manufactured and factory-built home shall be unique and no building shall be above 15'-0". The site plan shows the location of major features on the site and the proposed location of all site features. The Owner of Lot 3 shall be responsible for maintaining the water quality and detention facility.
Landscaping/Screening	Currently, the site is covered in native grasses with little to no screening on site. It is essential that the manufactured and factory-built 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 southeast and southwest end of the site, providing some screening from the road. Landscaping shall include native trees and shrubs. In

addition, landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. As the proposed layout does not meet all standards for landscaping required by the County, an alternate landscaping plan shall be provided and deviation request submitted. In lieu of trees along the entire frontage of Highway 24, additional trees will be placed throughout the site and in clusters along the frontage to meet the required number of trees for the development, but not the arrangement. This will provide for greater visibility of the business from the roadway so customers can easily view the manufactured and factory-built homes.

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 El Paso County standards as follows:

- 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 includes access to the site from Amelia St. 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. Coordination with CDOT was conducted in order to discuss the proposed access location and additional requirements. Following discussion, it was determined that because the site will be nowhere close to producing greater than 20% of the existing traffic from Amelia St. to Highway 24, a CDOT Access Permit will not be required. The location of the access is well outside the CDOT Right of Way and staff did not have any objections to the location.

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.

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