



November 20, 2024

Ms. Ashlyn Mathy
Planner
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, Colorado 80910

Re: Letter of Intent

YES Communities – Antelope Ridge Home Park; Storage Yard to Residential Lot Conversion PUD

PUD
Amendment
(PUD98-003)

Dear Ms. Mathy:

We are writing to inform the Planning and Community Development of our desire and intent to convert an existing materials storage yard within our property to residential use. Specifically, this is with respect to the Antelope Ridge Manufactured Home Park, with address at 4001 Gray Fox Heights, Colorado Springs 80922. As proposed, we will repurpose the existing materials storage yard, located at the southeast corner of the community for residential home placement. The lot consists of 0.3-acres of land and the conversion will support two (2) new manufactured homes of similar design to those existing within the community. It is understood that this conversion will be administered at a Planned Unit Development revision to the property. Specific details regarding the conversion are included in the submittal package. Documentation as submitted herein includes:

- Letter of Intent
- PUD Application Form
- PUD Development Plan
- Affected Property Legal Description
- Drainage Conveyance Letter

Please include a discussion about which residential lot will not be used.

It was explained to staff that a current residential lot will not be used and this storage yard will be transitioned into 2 lots. thus no technical lot increase. Please include this discussion.

We are happy to review the details of this project if needed. Please let me know if any additional information is required. Thank you,

Sincerely,
YES Communities

Craig Schellbach, PE
Sr. Development Manager

Discus payment of road impact fees to be paid at time of building permit for the two new homes.

Discuss/justify that no Traffic Impact Study is required under ECM Appdx B.1.2.D as applicable and that there are no public improvements that will be required or triggered with the improvements. Make reference to the original Traffic Report.

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Suite 280
Irving, TX
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