

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

Filing No. 1A

The Sod Guy – Sales Lot @ Lot 1 in Appaloosa Highway 24 Subdivision Filing No. 2
Letter of Intent

Site Location:	Lot 1 in Appaloosa Highway 24 Subdivision Colorado Springs, CO 80915
Site Data	The 1.003-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	To gain approval of a site development plan for sod sales within the I-2 zoning district and for placement of a one-story sales office, including all associated site work. Site work includes installation of asphalt pavement at entrances and around proposed sales office, installation of gravel surfacing, installation of concrete pans and concrete as shown, final landscaping and site grading.
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, concrete and gravel, installation of storm sewer, sanitary sewer, and water utility lines and curb and gutter installation. 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. Landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. Landscaping meeting El Paso County standards shall be installed along all frontages and between properties and will provide adequate screening.
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: <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 includes two access points to the site; one from Amelia St. and one from Terminal Ave. All installations on site are minor and the construction timeline is aggressive. The proposed building on site is of wooden construction. No large equipment for installation is anticipated. As a result, no additional traffic control shall be provided.

**Waiver Requests/
Administrative Relief** No waivers are being requested for this work at this time. However, Administrative Relief is being requested to reduce the minimum required building side setbacks, as set forth in the El Paso County Land Development Code, for the proposed site layout. The site is located within the I-2 zoning district. The side setbacks for this zoning district are a minimum of 30-feet. However, due to site constraints, the proposed building can not fit within these boundaries.

In order to fit within the constraints set by the minimum side setbacks as set forth in the El Paso County Land Development Code, a reduction in the minimum side setback requirement (not to exceed 20% of the setback distance) is requested. Along the northern edge of the site, a reduction from 30-feet to 24-feet, or 20%, is requested. Along the southern edge of the site, a reduction from 30-feet to 29.35-feet, or 2%, is requested.

Commented [LK1]: What are the constraints? Explain why you need a larger building than is allowed.

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

Owner: The Sod Guy
Ed Apodaca
42600 Summit View Ct.
Parker, CO 80138
303-841-7575

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

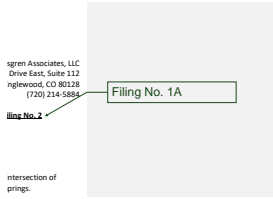
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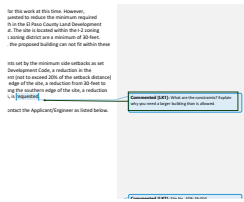
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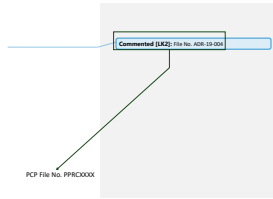
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