

Coordinate with the CDOT access manager for any requirements accessing onto Highway 83. Contact for CDOT access manager is (719) 562-5537

Letter of Intent

* Steve R Rael Jr. 18220 State Hwy. 83, Colorado Springs. CO 80908

(719)-339-0836

* Current zoning RR5, site location west side of property line estimated 18,000 square feet for annual storage consisting of; Boat and Trailer, Utility Trailers, RV s and Horse Trailers

* Storage area will not have external lighting, no storm fencing, no additional roads

* Requesting waiver of 50 feet from eastern property line to park RV units

* No zoning changing requested

* Estimated land requirement 18,000 square feet

* No residential units nor dwelling units required in this project

* This project requires no commercial nor industrial sites

* Project required estimated 18,000 square feet of 40.2 total acre personal property

* Maximum (42) unit parking spots requested

* Typical unit 30 feet length, 8 feet wide, 10 feet high

* No recreational facilities required

* No construction required

I believe you mean western property line. Also a waiver of setback would require a Board of Adjustment Hearing.

Over 5,000 sf must meet the screening standards of Chapter 6 of the El Paso County Land Development Code.

Discuss the anticipated daily traffic generated with the proposed use.

* Project completion achieved

* No sewer nor water requirements requested, no dumping station nor washing station will be installed

* No landscaping will be required nor needed

Screening is required
per section
5.2.29.B.5.a.

* Access location is current drive way used for residences and barn traffic

* Apart from estimated 18,000 square feet, remaining 40.2 acre is set aside as open space

Typo

* (42) Spot designation is the (Maximum) number of parking spots established by Steve Rael Jr. for following reasons:

1 Respect for my neighbors located to the west in Canterbury Development

2 Respect for the folks that utilize the horse barn. I do not want to denigrate the beauty the property

3 Respect and Personal preservation of my personal property view of the Front Range and personal view from home and front porch

2/18/19

LOI_v1-redline.pdf Markup Summary

dsdgrimm (2)

recreational facilities required
construction required
Discuss the anticipated daily traffic generated with the proposed use.

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/30/2019 7:35:28 AM
Status:
Color: ■
Layer:
Space:

Discuss the anticipated daily traffic generated with the proposed use.

Coordinate with the CDOT access manager for any requirements accessing onto Highway 83. Contact for CDOT access manager is (719) 562-5537.
Letter of Intent
R R Rael Jr. 18220 State Hwy. 83, Colorado Springs, CO 80908

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/30/2019 7:35:30 AM
Status:
Color: ■
Layer:
Space:

Coordinate with the CDOT access manager for any requirements accessing onto Highway 83. Contact for CDOT access manager is (719) 562-5537

dsdkendall (4)

all lighting, no storm fencing, no additional
eastern property line to park RV units
100 square feet
units required in this project
cial nor industrial sites
0 square feet of 40.2 total acre personal

I believe you mean western property line. Also a waiver of setback would require a Board of Adjustment Hearing.

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdkendall
Date: 7/29/2019 4:35:54 PM
Status:
Color: ■
Layer:
Space:

I believe you mean western property line. Also a waiver of setback would require a Board of Adjustment Hearing.

uested
ment 18,000 square feet
dwelling units required in this project
commercial nor industrial sites
ted 18,000 square feet of 40.2 total acre personal
king spots requested
th, 8 feet wide, 10 feet high
s required
sd

Over 5,000 sf must meet the screening standards of Chapter 6 of the El Paso County Land Development Code.

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdkendall
Date: 7/29/2019 4:37:25 PM
Status:
Color: ■
Layer:
Space:

Over 5,000 sf must meet the screening standards of Chapter 6 of the El Paso County Land Development Code.

quested, no dumping station nor washing
teeded
used for residences and barn traffic
feet, remaining 40.2 acre is set aside as

Screening is required per section 5.2.29.B.5.a.

Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdkendall
Date: 7/29/2019 4:39:19 PM
Status:
Color: ■
Layer:
Space:

Screening is required per section 5.2.29.B.5.a.

barn traffic

re is set aside as

Typo

;pots established by

erbury Development

Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdkendall
Date: 7/29/2019 4:39:41 PM
Status:
Color: ■
Layer:
Space:

Typo