

Letter of Intent

5/16/2019

Joseph F Yost (applicant)
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Cameron Yost (applicant & owner's representative)
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To whom it may concern,

Please indicate what the proposed use will be for these if not for business? Will the home be lived in, will the out buildings be used for equipment storage?

1. I am applying for a Special Use permit for 11556 Hwy 94. Colorado Springs, CO 80929. This address is zoned a-5 and is 10.57 acres.

2. I am asking that we be allowed to cut and sell firewood on this land. We were informed at an Early Assistance meeting with the county planners that a-5 zoned properties that are 10 acres or larger allow firewood sales as a special use. After hiring a realtor we have learned that this is the only property within our budget available at this time. This is a fairly remote property with very few residences around it and it is removed from the city. I feel that this property would serve us well while not disrupting the community around us

3. This property has a modular home and three outbuildings on it. We have no plans to use these buildings for our business.

4. We do not plan on constructing a building or any other structures on this property. We are also not planning on engaging in any construction projects on the property.

5. We are not requesting any waivers at this time.

6. We are requesting a Special Use permit on this property after our early assistance meeting. The planners listed this zone as one of the zones that we may operate our firewood business on.

7. The property is a total of 10.57 acres; initially we would like to use less than an acre and would like to expand to 5 acres in the future. Approval of a new or revised site development plan would be required to expand in the future.

8. n/a

9. One

Original comment from Engineering, dated 7/22/19, was not addressed.

In the letter of intent, identify the anticipated traffic generated from the proposed use. Coordinate with CDOT regarding access permits onto State Highway 94.

10. Less than an acre

11. There is one mobile home on the property. This structure's use has not yet been decided.

12-15. n/a

16. Our business does not create waste water or use water. We bring bottled water for drinking and the mobile home has a septic system for toilets. No other water or sewer is required for firewood.

17. n/a

18. We are planning on planting five willow or ash trees in front of the property to lessen the visual impact of our storage. Additionally, we will add privacy fencing in the front of the property to mitigate the visual impact further.

19. The only access location is the driveway that connects the property to HWY 94. No other access points will be needed or required.

20. All unused land will be left as open space. This includes approx. 3 acres in front of the mobile home and 5 acres behind it as well as the land around the firewood operation.

I hope this information finds you well and we look forward to moving forward with this project. Please feel free to contact me anytime with questions or suggestions.

Warm Regards,

Joe Yost

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To whom it may concern,

I am applying for a Special Use permit for 11556 Hwy 94. Colorado Springs, CO 80929. This address is zoned A-5 and is 10.57 acres. I am asking that we be allowed to cut and sell firewood on this land. We were informed at an Early Assistance meeting with the county planners that properties that are zoned A-5 zoned and that are 10 acres or larger allow firewood sales as a special use. After hiring a realtor, we have learned that this is the only property within our budget that is available at this time. This is a fairly remote property with very few residences around it and it is removed from the city. I feel that this property would serve us well while not disrupting the community around us.

This property has an existing modular home and three outbuildings on it. We have no plans to use these buildings for our business. **Please describe how you plan to use these buildings. Will someone be living in the home? Will the outbuildings be used to store equipment related to the firewood business?** We do not plan on constructing a building or any other structures on this property. We are also not planning on engaging in any construction projects on the property.

We are not requesting any waiver requests from the El Paso County Land Development Code or the Engineering Criteria Manual at this time.

The property is a total of 10.57 acres; initially we would like to use less than an acre and would like to expand to 5 acres in the future. The expansion area is shown on the special use exhibit as "future expansion". Approval of a new or revised site development plan would be required to expand in the future.

Our business does not create waste water or use water. We bring bottled water for drinking and the mobile home has a septic system for toilets. No other water or sewer is required for

firewood sales. Do you ever have to wash off equipment? What about watering landscaping that you plant? Have you looked into the well permit for this property to find out if it allows such non-residential usage?

We are planning on planting five willow or ash trees in front of the property to lessen the visual impact of our storage. Additionally, we will add privacy fencing (how tall and what material?) in the front of the property to mitigate the visual impact further.

The only access location is the driveway that connects the property to HWY 94. No other access points will be needed or required. This is a good place to address the comment from engineering regarding number of trips and obtaining access permit from CDOT.

All unused land will be left as open space. This includes approx. 3 acres in front of the mobile home and 5 acres behind it as well as the land around the firewood operation. Will it still be that much open space if you do full expansion to 5 acres?

I hope this information finds you well and we look forward to moving forward with this project. Please feel free to contact me anytime with questions or suggestions.

Warm Regards,

Joe Yost

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As commented before, also address the special use approval criteria that can be found in the Code. Here they are:

(C) Criteria. In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

