

Revise the letter of intent to address each of the special use criteria bullets in Land Development Code Section 5.4.3 (C)

**Letter of Intent**

5/16/2019

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To whom it may concern, **allow firewood sales as a special use**

2. 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.

3. 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 carry pre-approval for firewood sales. After hiring a realtor we have learned that this is the only property within our budget available and 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

4. This property has a modular home and three outbuildings on it. While currently undecided we think the modular home may serve as an office. The three outbuildings would be used as follows:

- Bay Garage: we would use this building to store mobile equipment (i.e. skid loader) when not in use.
- Old Barn style building: possible product storage
- Shed: currently no planned use

you need to firm this up so we know what will occur there.

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.

This would limit the special use approval to only that small area and you would have to come back to request another special use approval to expand in the future. Consider if this is what you want or if you would rather rephrase to say "initially we will use less than an acre and would like to expand to X acres in the future. Approval of a new or revised site development plan would be required to expand in the future."

7. The property is a total of 10.57 acres; however, we are requesting that we use less than an acre for our operation. We would like to use the area closest to HWY 94 for our business.

8. n/a

9. One

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. Consider the visual impact of the outside storage of firewood from roads and adjacent parcels. You may want to consider offering landscaping or opaque fencing to mitigate these areas.

17. n/a

18. We are planning on planting a few trees near the entrance to the driveway. No other landscaping is planned or needed at this time.

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

5/16/2019