

Kate Zahn
Managing Partner
Colorado Stone Services
1095 Ford Street
Colorado Springs, CO 80915



Letter of Intent

Subject Property: 1095 Ford Street
In Regards To: Parcel #: 5407204002
File #: CE20205
PCD File #: COM2046

Dear Petra M. Rangel,

We are submitting plans to address outside storage. Our company operates our of 1095 Ford Street and was permitted with the property owner to have use of outside storage; however, we were informed that our outside storage was in violation of the Plot Site Plan PID85019Z and 11.3.1 of Unlawful Acts.

We are submitting plans for outside storage to be approved that fall within the standards set forth by the LDC as noted below:

Colorado Stone Services Outside Storage Proposal:

1. Materials to be Stored and Principal Use Required.
 - a. The outside storage we are requesting will fall under the requirement as it is raw materials used in conjunction with, and specifically accessory to an allowed principal use conducted on the premises.
2. Materials screened by Solid Fence or Vegetation.
 - a. The outside storage proposed will be enclosed and concealed by a solid fence with opaque screening measuring 6' in height.
3. Outside Storage Not to Exceed Height of Screening.
 - a. The outside storage is designed to be lifted as a single component when exceeding height of fencing and there will be no stacking of the stored materials.
4. Storage of Equipment and Vehicles Exceeding Height of Fence.
 - a. The Storage proposed will not be adjacent to a residential zoning district.
5. Storage Adjacent to Road.
 - a. The outside storage not be adjacent to the road.
6. No Storage in required Landscape Area.
 - a. There will be no storage in a required landscaping area.
7. Screening Fence Waived Between Adjacent Storage Areas.

- a. N/A
- 8. Salvage Yards and Solid Waste Landfills.
 - a. N/A
- 9. Temporary Storage
 - a. The above proposed storage will be a temporary installment; only to remain for the life of our lease (5 years). At that time, the storage and the fencing will be removed and the parking lot restored to the original site plan drawing.
- 10. Downstream Drainage:
 - a. The asphalt at in the parking lot of the property slopes into the existing drive and west toward Ford street where it connects with city draining. The fencing will have a gap at the base allowing for uninhibited draining, and thus, will not adversely affect adjacent or downstream drainage.
- 11. Vehicle Traffic at the Property:
 - a. The fencing will be locked at night and will remain opening from 5 am to 5 pm Monday through Friday. The fence will not generate a significant increase in vehicle trips to the property. In fact, it will decrease the vehicle trips during off hours.

I have also attached Site Plan Drawing with the proposed planning.

Thank you for your time and consideration,

Kate Zahn