

Savage Development Group  
2454 Waynoka Road  
Colorado Springs, CO 80915

### Letter of Intent

I would like to use the Property located at 2405 Waynoka Road as a fenced storage lot for All American Disposal. Only empty Roll Off containers and equipment will be stored in the fenced area. We understand that we need a transfer station variance to store full containers and we are not looking for that variance nor will we store full containers on the lot. With the approval of this fenced storage area the weekend and night dumpers of illegal trash should be cut down drastically and help keep the area clean of waste generated from the public not All American Disposal. I would like to develop the lot in future years to a commercial building, so the fenced storage lot is a temporary use of the land as All American Disposal is actively searching for larger facilities.

I would like to have one driveway to access the Property. The driveway will be on the south side entering Waynoka Road. I will fence the lot with 6 foot chain link fencing with green privacy screening and barbed wire on the top. One gate will access the fenced storage area from the Waynoka Road driveway side at this time.

- Discuss Vehicular Traffic. How often will vehicles be coming in/out of the site per day/week?
- Discuss whether any grading will be done on the site and how much area will be disturbed during construction. Note that land disturbance  $\geq 1$  acre requires ESQCP permit, GEC plan, drainage report, etc.

Thank You


Zeb Smith

It appears this property is currently being used for additional parking by the adjacent property to the south. Discuss in detail in the letter of intent. Are you intending to continue the overflow parking use on the property or will it be removed? If you plan to keep the overflow parking then the site plan must show this area and must be paved.

# Markup Summary

dsdgrimm (2)

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**Author:** dsdgrimm  
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Thank You  
Joh Smith

It appears this property is currently being used for additional parking for  
the adjacent property to the south. Discuss in detail in the letter of intent.  
Are you intending to continue the overflow parking use on the property or  
will it be removed? If you plan to keep the overflow parking from the site  
plan must show this area and must be paved.

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**Page Label:** 1  
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**Author:** dsdgrimm  
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It appears this property is currently being used for additional parking by the adjacent property to the south. Discuss in detail in the letter of intent. Are you intending to continue the overflow parking use on the property or will it be removed? If you plan to keep the overflow parking then the site plan must show this area and must be paved.