



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
30 April 2021

1. This letter is being sent to you because T-Bone Construction, Inc., on behalf of Big R Stores, is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:
Darin Weiss, AIA
T-Bone Construction
1310 Ford St.
Colorado Springs, CO 80915
719-623-3314
3. 14155 E. Highway 24, Peyton, CO 80831. Located on the east side of Hwy 24, approximately 1/3 mile from Stapleton Road; 35.33 acres; zoned CS.
4. Request for a 10,000 s.f. addition to the existing 43,000 s.f. building along with additional +/- 7,050 s.f. of paved parking.
5. No change to existing facility would be required for the new addition.
6. Along with this submittal we are submitting a Parking Reduction variance to allow the parking requirement to be calculated for the actual customer usage of the building rather than per the buildings overall square footage. This would reduce the parking lot requirement for the expanded building from 212 spaces to a requirement of 178 total spaces. The 178 parking spaces still exceeds the actual customer count provided by the client.
7. Vicinity Map and a Conceptual Site Plan are attached to application.

Please provide proof that you notified:
-100 BIG R ST PUEBLO CO, 81001 (parcel 4233001002)

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Sent To Peter J Hagen

Street and Apt. No., or PO Box No. 104 Silver Oak Grove

City, State, ZIP+4® CO/S, CO. 80906-8027

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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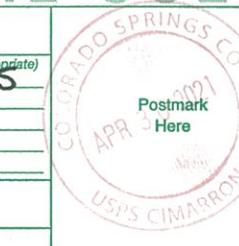
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City, State, ZIP+4® CO/S, CO. 80907-7316

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Sent To 14094 E Highway 24 LLC

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City, State, ZIP+4® Pepton CO 80831-8403

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