



**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
(719) 570-1456 Fax (719) 591-5217  
June 08, 2021

## LETTER OF INTENT

1. Owner: HCD Drilling  
2435 Majestic Plain Court  
Colorado Springs, CO 80915  
  
Applicant: Darin Weiss  
T-Bone Construction, Inc.  
1310 Ford St.  
Colorado Springs, CO 80915
  
2. Site Location
  - a. Property Address: 6201 E. Platte Avenue  
Colorado Springs, CO 80915
  
  - b. Legal Description: A tract of land located in the NE 1/4 of the NW 1/4 of section 18, Township 14 south, Range 65 west of the 6th P.M., County of El Paso, state of Colorado
  
  - c. Metes and Bounds: Tract in NE4NW4 Sec 18-14-65 as Fols: COM at NW cor of sd Sec 18 from which the NE cor of the NW4 of sd Sec 18 bears S 89<49'15" E 2724.73 ft, th S 85<53'45" E 1753.14 ft to intsec a Ln that is 45.00 ft sly as meas at r ang from & para with S R/W Ln of US Hwy 24 & POB, th S 00<01'34" W 887.29 ft, S 89<51'38" E 349.88 ft, N 00<01'34" E 887.04 ft to a PT on a Ln that is 45.00 ft sly as meas at r ang from & para with sly R/W Ln of sd US Hwy 24, th N 89<48'15" W 349.88 ft to POB.
  
  - d. Zoning: The 7.13-acre lot is zoned CS (Commercial Service).
  
3. Request the Subdivision to correct a previous illegal division of land and sale to the City of Colorado Springs.

Please also include parcel ID number of the subject property

On November 21, 1996, the 7.13-acre parcel was split from the larger parent parcel in a land purchase by the City of Colorado Springs. The larger parent parcel was subsequently annexed into the City in 2014 for the Colorado Springs Airport (ANX-14-010).

This does not reference any goals, objectives, and policies. Please use the following as a guide for master plan consistency analysis. Please also provide analysis of water master plan consistency.

The 7.13-acre parcel is considered an illegal division of land because it is less than 35 acres and was conveyed by deed rather than being divided through the El Paso County subdivision process

a) Land Development Code Sections 7.2.1(D)(2)(e) and 7.2.1(D)(3)(f), Preliminary Plan and Final Plat.

• The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

• The Minor Subdivision of the above referenced lot will rectify the previous illegal subdivision and sale of land.

The Minor Subdivision is required by the County to proceed with a Site Development Plan.

The subdivision is consistent with the purposes of this Code,

The Minor Subdivision is consistent with the division requirements for properties to establish 4 or fewer lots with limited impact and complexity.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

A sketch plan was not provided when the property was illegally divided.

Sufficient water supply has been acquired in terms of quantity,

and dependability for the type of subdivision proposed,

determined in accordance with the standards set forth in the supply standards [C.R.S. § 30-28-133(6)(a)] and the

requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

• Water service commitment has been provided by Cherokee Metropolitan District for the proposed development of the property, see item #05 of submittal.

• Sufficient water supply is provided for the proposed developments of the property, see item #24 of submittal.

• A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

• Waste water service commitment has been provided for the proposed development of the property by Cherokee Metropolitan District, see item #07 of submittal.

• Connection for the proposed development will be made at the existing sewer line located within the property.

• All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

• The proposed development of this property does not present any hazards or special precautions.

Please reference soils & geology report

Sketch plan not required for this scope of development

### Guidance for Evaluating Land Use Applications

The Master Plan should be relied upon for guidance when considering land use applications and determining consistency with the Plan should be added to the Land Development Code as one of the criteria for approval when taking formal action to approve or deny a land use application. By using the Master Plan as an evaluation tool and decision-making guide, questions like those below can help determine land use compatibility and overall appropriateness and desirability from a planning perspective.

- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan(s)?

- Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?
- Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?
- Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?
- Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the Master Plan?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan?
- Does the proposed use/development support the implementation Objectives and Specific Strategies of the Master Plan?

The water supply and sewer supply may need to be amended to reflect the reports when they are submitted.

- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
  - Compliant drainage improvements will be installed with this project as described in the Drainage Report, see item #10 of submittal.
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
  - There are no public improvements associated with this project.
  - Private improvements will be installed for this property.
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
  - The new property will be accessed directly from the Platte Avenue frontage road.
  - The new southern property is accessible by the City of Colorado Springs from the south.
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
  - The limited scope of this subdivision and its location with the existing properties surrounding this project site render this item Non-Applicable.
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
  - Commitment letters providing services are included in this submittal package.

Not sure what is meant by this.

Please elaborate

Fire protection report is a required component of the subdivision application. Please provide a fire protection report and revise this section.

Again, this needs to be addressed with the subdivision request.

Will need to be revised - see previous comment regarding fire protection report

Please explain if there will be off-site improvements associated with this application. Explain why if there are none.

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and the proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.
  - Chapter 6 and 8 requirements will be addressed with the subsequent Site Development Plan submittal.
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
  - Above referenced services will be addressed and provided with the subsequent Site Development Plan Submittal.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
  - Internal Fire Hydrants and building fire suppression systems will be addressed in the subsequent Site Development Plan and Building Department submittals.
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8
  - The scope of work required to address this Subdivision is minimal and are being addressed as required.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
  - The scope of work required to address this Subdivision is minimal and are being addressed as required.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
  - There are no commercial mining deposits located on this property.

4. Waiver Requests

No waivers are requested with this submittal.

5. Purpose for Sub-Division

To provide a legal subdivision, enabling us to proceed with the Site Development Plan and Special Use for a Contractors Equipment Yard.



6. Existing and Proposed Use condition of the property.

a. Current Property Uses:

- The front corner of the property is utilized by a vehicle repossession business. The client has another location for storage and is in the process of removing the vehicles from this property.



- The owner is utilizing the back portion of the property for nightly storage of company equipment.



- The remainder of the property has been cleaned up and is currently vacant.



b. Proposed Use:

- The proposed use for the site, which will be addressed with a full Development Plan submittal and Special Uses, is for a Commercial Contractors Main office space and a connected vehicle maintenance/storage building with an associated exterior screen fenced storage are. The site will include grading of the site, required paved parking and landscaping.
- The client has experienced vandalism of their vehicles and truck mounted equipment at their current location, due to their outdoor of vehicles. This new building will facilitate overnight inside storage of their vehicles and truck mounted equipment. The use will not include any vehicle repair.