



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
May 23, 2022

LETTER OF INTENT
File Number: MS218

1. Owner: HCD Drilling
2435 Majestic Plain Court
Colorado Springs, CO 80915
Owners Representative: Brian Olson
(719) 337-4327
Brianolson1@live.com

Applicant: T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
Applicant Representative: Darin Weiss
(719)623-3314
darin.weiss@tboneconstruction.com

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. Size: 7.13 Acres
- e. Zoning: CS (Commercial Service).
- f. Parcel Number: 541800069

3. T-Bone Construction is submitting this Letter of Intent on the behalf of the landowner, HCD Drilling Inc., to submit a request for the Subdivision to correct a previous illegal division of the 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 of Colorado Springs in 2014 for the Colorado Springs Airport (ANX-14-010).

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

4. Existing Site conditions:

The site is currently used by the owner for nightly storage of their company vehicle equipment. (refer to the attached pictures)

5. Proposed Use:

The proposed use for this site is a Commercial Contractors main office space, a connected vehicle maintenance/storage building with an associated exterior fenced/screened storage area for vehicle equipment.

The project goal is to provide the client with office space for their daily business, interior secure storage for their high-priced equipment, and exterior overnight storage of their vehicle equipment.

6. Land Development Code

- a. Section 7.2.1(C) - Type of Subdivisions

- Per the EA meeting this project has been classified as a Minor Subdivision and shall conform with Section 7.2.1(C)(1)(c).
- This subdivision is to correct an illegal division of 1 piece of property into two properties.

- b. Section 7.2.1(D)(2)(e) – Subdivision, Subdivision Process, Preliminary Plan, Criteria for Approval:

- 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.
 - Once approved the Subdivision will be recorded per Section 8.3.3
- 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 required to correct the illegal subdivision of the property.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water 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, dated July 20, 2020.
 - Verbal compliance for sufficient water is available for this project. We are working with Jeff Munger at Cherokee Metropolitan District to obtain the full Water Resources Report.
- 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, dated Jul 20, 2020.
 - Connection for the proposed development will be made connecting to the existing sewer line located within the property.
 - Verbal compliance for sufficient wastewater is available for this project. We are working with Jeff Munger at Cherokee Metropolitan District to obtain the full Waste-water Treatment Report
- 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 per the previously submitted Colorado Geological Survey dated July 07, 2021.
- 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 previously submitted Drainage Report, dated July 2021 and Stormwater Management Plan, dated July 2021.

- 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 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 property was previously a Mobile home park and a subsequent storage yard. Hence, there are no existing natural physical features to consider with this subdivision.
 - 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 have been previously provided.
- 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.
 - This project will include 1 new off-site and 3 new on-site fire hydrants. The buildings will also include fire suppression systems.

- Fire protection is provided to this site by Cimarron Hills Fire District. Included in this submittal is the Fire Protection Report provided by Division Chief John McLeod at Cimarron Hills Fire District.
 - The proposed subdivision meets other applicable section of Chapter 6 and 8 of this Code.
7. Purpose for Sub-Division
- a. To provide a legal subdivision, enabling us to proceed with the Site Development Plan for the clients desired project.
8. Existing and Proposed Use condition of the property.
- a. Current Property Uses:
 - Most of the property is currently vacant, with portions being used by the owner as storage of conduit material and parking of their companies fleet vehicles.





b. Proposed Use:

- The proposed use for the site, which will be addressed with a full Development Plan submittal is for a Commercial Contractors Main office space with a connected vehicle maintenance/storage building, and exterior screen fenced storage area for their fleet vehicles.