



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

September 14, 2023

## LETTER OF INTENT

1. Owner: Brett Powell  
305 Pine Oaks Rd  
Colorado Springs CO, 80926

Applicant: T-Bone Construction, Inc.  
1310 Ford St.  
Colorado Springs, CO 80915  
Applicant Representative: Marcos Cazares  
marcos.cazares@tboneconstruction.com

2. Site Location
- Property Address: 305 Pine Oaks Rd Colorado Springs CO, 80926
  - Size: 17 Acres
  - Zoning: F-5
  - Parcel Number: 7525000014
  - Legal Description: TRACT IN E2SE4NE4 SEC 25-15-67 AS FOLS, BEG AT E QUAR COR OF SD SEC, RUN TH W ALG E-W C/L 660 FT M/L TO W LN OF ABOVE DES TR, N ALG SD W LN 1056.6 FT M/L TO PT ON N SIDE OF RD NOW FENCED, ALG SD RD N 60< E 110 FT, N 71<38' E 220 FT, N 74<03' 118.2 FT, S 88<03' E 246 FT TO PT ON E LN OF SD SEC, TH RUN S ALG RD ON E LN OF SD SEC 1201.1 FT TO POB, EX A TR OF LAND 60 FT WIDE ALG NWLY LN TO BE USED FOR RD PURPOSES
3. T-Bone Construction is submitting this letter of intent on behalf of the landowner and our client BRETT POWELL – located at 305 Pine Oaks Rd in Colorado Springs, CO
4. Existing Site Conditions: The site is currently open grassland with Pine Oaks Rd on the northern property line.
5. Project Description: The project consists of subdividing 17 acres into two lots, lot 1 will be 8.9 acres while lot two will be 8.17 acres. An existing residence and outbuilding are located on proposed lot 1. Proposed lot 2 will be serviced by an individual on-site wastewater treatment system and water cistern.

6. Utilities

- All required utilities and services are available at the project site from the existing development.

7. Traffic

- With there being no change to the use of this property, additional traffic over the existing road is not anticipated.