



November 11, 2022

Letter of Intent
PDC File #PPR-21-051

Owner: Colorado Centre Metropolitan District
Al Testa
4770 Horizonview Dr.
Colorado Springs, CO 80925

Applicant: Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915

Site Location, Size and Zoning:

- a. Location: 9696 Flagstone St., Colorado Springs, CO
- b. Legal Description: TRACT OF LAND IN SEC 03-15-65 DESC AS FOLS:
COM AT SE COR OF SD SEC TH N 00<10'17" E 1322.35 FT, S 89<24'57" W
636.74 FT TO POB, TH CONT 416.33 FT, S 12<40'27" W 635.54 FT, S
77<19'33" E 520.00 FT, N 12<40'27" E 243.91 FT, TH N 00<35'03" W 500.45
FT TO POB
- c. Size: 7.73 acres.
- d. Zone: RS-5000 CAD-O
- e. Parcel Schedule No.: 5503400003

T-Bone Construction is submitting this Letter of Intent on the behalf of the landowner and our client, Colorado Centre Metropolitan District, located at 4770 Horizonview Dr., Colorado Springs, CO to submit a minor site development plan.

The Colorado Centre Metropolitan District (CCMD) is a local water utility company in Colorado Springs, Colorado. CCMD is requesting approval of a minor site development plan proposing new construction of a single-story administration building of approximately 5,300 square feet. The building is intended for district board and office operations, as well as various community meetings and events.

The proposed building will be accessed from the existing driveway stub that was constructed specifically for this Administration Building when the current water treatment facility was constructed in 2015. Utilities for this building were also designed and installed with the previous project, with stubs for this Administration building. The location of the existing utilities (electric, gas, water, wastewater) are in the entrance drive of this Administration Building. The proposed site layout of the new administration building is consistent with the concept illustrated in the approved site development plan for the existing water treatment facility.

No TIS Required (Engineering Criteria Manual Appendix B Section B.1.2.D)

- Vehicular Traffic:
 1. Daily Vehicle trip-end generated by this office facility will be less than 10 at the peak hour.
 2. There are no new intersections included with this project. The project is located at the end of the current street.
 3. The increase in the number of vehicular trips for this new building on the adjacent streets will not exceed 100 daily trips ends.
 4. The traffic generated by this project was planned for with the existing street design and the function of this building directly supports the adjacent properties. No additional traffic is anticipated from this project.
 5. This project is located of the existing private road which is fully maintained by the Colorado Centre Metropolitan District.
 6. The adjacent street and intersection does not have a history of safety or accident problems.
 7. The project site does not have any access to a State Highway.

A driveway permit is required for this project and will be applied for with the construction.

See the attached Exhibit 'A', 3 pages for intent items regarding drainage and landscape from JDS Hydro Consultants, Inc.