



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

LETTER OF INTENT

1. Owner: Store Master Funding VIII LLC
100 Big R Street
Pueblo, CO 81001-4806

Applicant: Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
darin.weiss@tboneconstruction.com
2. Site Location, Size and Zoning:
 - a. Location: 14155 East Highway 24, Peyton, CO 80831
 - b. Legal Description: Part of SE4NW4 & Part of SW4NW4 LY SELY of Hwy 24 & Part of NE4NW4 LY SELY of US Hwy 24 & SWLY of C/L OF R/W NO 1 Disc in BK 2055-502
 - c. Size: 35.33 acres.
 - d. Zone: CS
 - e. Parcel Schedule No.: 4233000021
3. 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. The building size, height and site layout will comply with the requirements set forth in the Land Development Code for Zone CS.
4. The intended use of the proposed addition is for additional retail space, consistent with the existing building.
5. All required utilities and services are available at the project site from the existing development.
6. A Traffic Impact Study will be provided.
7. A parking reduction variance was requested and approved for the proposed addition. The variance was to allow the parking requirement to be calculated for the actual customer usage of the building rather than per the buildings overall square footage.