



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
27 October 2020

LETTER OF INTENT

This letter should include the history of the previous request to rezone to CS and the reason for the reconsideration. This is an illegal subdivision of land and cannot be developed on without subdivision action.

1. Owner: HCD Properties LLC
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, Size and Zoning:

- a. Parcel #5418000069 (6201 East Platte Avenue), zone C-2; 7.13 acres, 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.

3. Request the reconsideration of the rezone to CS (Commercial Service) in order to bring the zone classification into a current zoning classification in compliance with the County Master Plan. The rezone is compatible with existing and permitted land use and zone districts.

a. Land Development Code Section 5.3.5 (B) criteria:

i. Criteria for Approval.

- 1. The reconsideration of the rezone for the above referenced lot will establish current zoning classification in compliance with the County Master Plan.
- 2. There are no nonconforming lots created by this replat request.
- 3. This request to rezone this lot will still conform to the requirements of the County Master Plan.
- 4. The zone change is a requirement by the El Paso County Planning Department to bring the zoning classification into compliance prior to a full development plan submittal.
- 5. The zone change is compatible with the existing adjacent lots zoning classifications and permitted uses
- 6. The proposed use for the site is a Commercial Contractors Main office space and a connected vehicle maintenance/ storage building with an associated exterior screen fenced storage area.
- 7. Approval will not adversely affect the public health, safety and welfare, as the original land use intent has not changed.

This should be revised. I think the intent here is to say that the rezone is compatible with surrounding land uses and zone districts. Please also explain how.

This does not address the criteria in section 5.3.5(B). Please review the criteria, include the bullet points in the letter, and provide a response to each one.

4. The property is currently undeveloped.

5. No waivers are requested in this submittal.

Aerial photography shows development on site.