

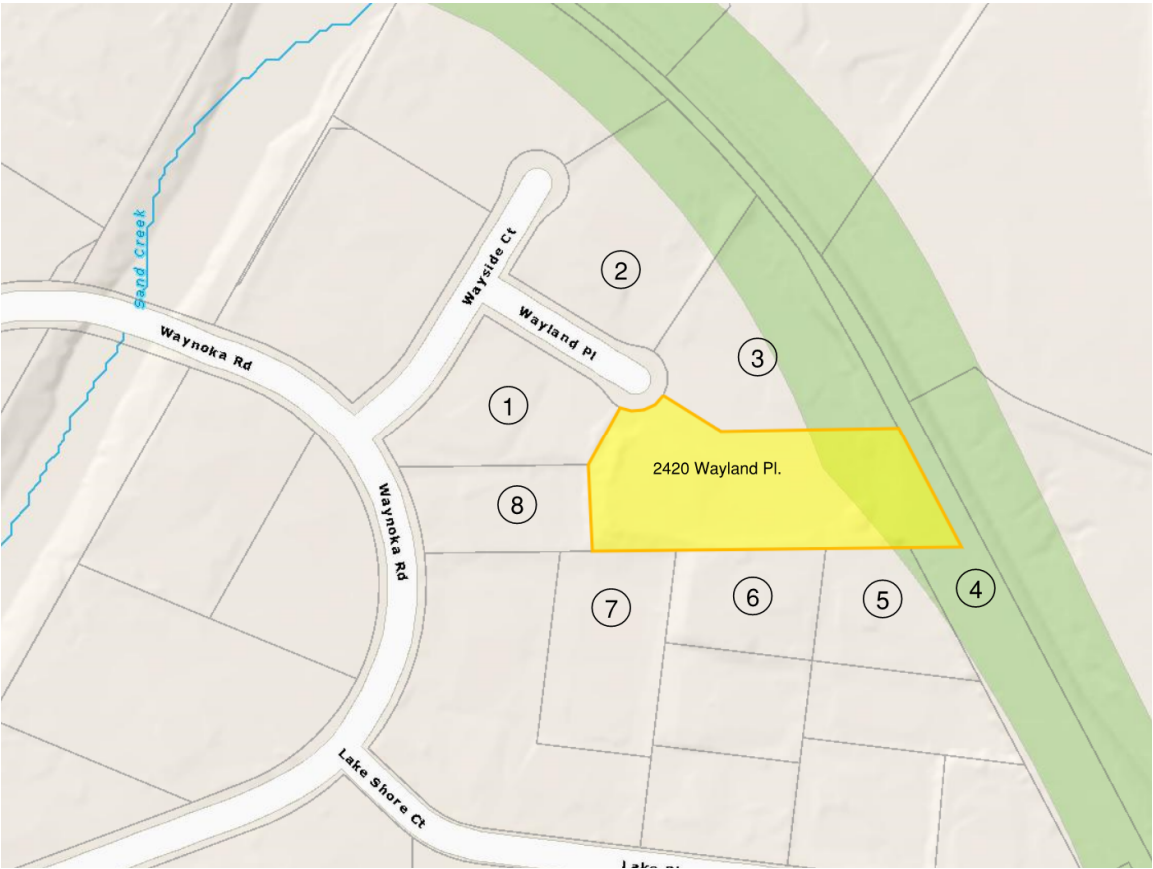


**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
(719) 570-1456 Fax (719) 591-5217  
28 February 2019

1. This letter is being sent to you because Terra Nova Engineering, Inc. and T-Bone Construction, Inc. on behalf of 2425 Wayland Place Llc. is proposing a special use in El Pao County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:  
Darin Weiss  
T-Bone Construction  
1310 Ford St.  
Colorado Springs, CO 80915  
719-623-3314
3. 2420 Wayland Pl., Colorado Springs, CO 80915; 2.78 acres; zoned I-2 CAD-O.
4. Request for approval of a Special Use permit to allow a contractor's equipment yard similar to & within the context of the existing uses of surrounding properties. The proposed special use is non-invasive and harmonious with neighboring businesses, and will at all times conform to all applicable laws and regulations.
5. No new development or grading is proposed on the lot. The lot is currently a vacant lot, with existing road access located at the northwest corner of the site to Wayland Pl.
6. No waivers are requested for this development.
7. Vicinity map / adjacent property owners:
  - a. Adjacent property owners
    1. Lot 2 Indian Springs Industrial Center  
Schedule No.: 5406204026  
Tracy & Sandra Ackerman  
2407 Warwick Ln.  
Colorado Springs, CO 80909

2. Lot 5 Indian Springs Industrial Center  
Schedule No.: 5406204029  
C&D Land Corp / Dijulio-Calabrese LLC  
8420 S. 190<sup>th</sup> St.  
Kent, WA 98031
3. Lot 4 Indian Springs Industrial Center  
Schedule No.: 5406204028  
2425 Wayland Place LLC  
3902 Maizeland Rd.  
Colorado Springs, CO 80909
4. Being a Strip of Land of Varying Widths Constituting a LN of R/R LY in  
NW4 SEC 6-14-65 & SW4 SEC 31-13-65.  
Schedule No.: 5406200004  
City of Colorado Springs  
30 S. Nevada Ave, Suite 701  
Colorado Springs, CO 80903
5. Lot 1 Lakeshore Industrial Park FIL NO 2  
Schedule No.: 5406204042  
Outlook Investments LLC  
6160 Lake Shore CT  
Colorado Springs, CO 80915
6. Lot 3 Lakeshore Industrial Park  
Schedule No.: 5406204040  
SBR Properties LLC  
7273 Cottonwood Tree Dr.  
Colorado Springs, CO 80927
7. Lot 2 Cimarron Service Center SUB  
Schedule No.: 5406204037  
Springs Industrial Group LLC  
1185 Golden Hills Rd.  
Colorado Springs, CO 80919
8. Lot 1 Indian Springs Industrial Center  
Schedule No.: 5406204025  
Sig Waynoka LLC  
1185 Golden Hills Rd.  
Colorado Springs, CO 80919

Vicinity Map:





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Street and Apt. No., or PO Box No. 2407 Warwick Ln	
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Street and Apt. No., or PO Box No. 8420 S. 190th St	
City, State, ZIP+4® Kent, WA 98031	
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