



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

## LETTER OF INTENT

1. Owner: Mike Thibault  
2425 Wayland Place LLC  
3902 Maizeland Rd.  
Colorado Springs, CO 80909  
  
Applicant: Darin Weiss  
T-Bone Construction, Inc.  
1310 Ford St.  
Colorado Springs, CO 80915
2. Site Location, Size and Zoning:
  - a. Location: 2420 Wayland Pl., Colorado Springs, CO 80915.
  - b. Legal Description: Lot 3 Indian Springs Industrial Center
  - c. Size: 2.78 acres.
  - d. Zone: I-2 CAD-O
  - e. Parcel Schedule No.: 5406204027
3. Request is for approval of a Special Use permit to allow and bring into compliance for 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. Impact to traffic on Wayland Place is expected to be minimal with less than 15 trips to the site per day.
  - a. Land Development Code Section 5.3.2 (C) Criteria:
    - i. In approving a special use, the following criteria may be considered:
      1. The special use is generally consistent with the applicable Master Plan. (Yes, this proposal of special use is consistent with the planning of the area.)
      2. The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area. (Yes, this proposal of special use of a contractor's storage yard is compatible and harmonious with the surrounding land uses.)
      3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in

the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner. (No use of public facilities or services is planned for the contractor's storage yard.)

4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. (Minimal impact to existing traffic patterns is expected with less than 15 trips to the site per day, via existing property access.)
5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. (Yes, this proposal of special use will at all times conform to all applicable laws and regulations.)
6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. (This proposal of special use will not adversely affect public health, safety and welfare.)
7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances. (Yes, this proposal of special use will at all times conform to all applicable rules, regulations and/or ordinances.)

4. **No new development or grading is proposed on the lot.** The west portion of the lot is currently vacant, and the east portion of the lot is currently used for outside storage, with existing road access located at the northwest corner of the site to Wayland Pl. Required landscaping is proposed along the street frontage. A request for alternative compliance regarding required internal landscaping will be proposed in a subsequent development plan.

5. No waivers are requested for this development.