



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

LETTER OF INTENT (revised)

1. Owner: James A Maguire  
18110 Knollwood Blvd.  
Monument, CO 80132
- Applicant: Darin Weiss  
T-Bone Construction, Inc.  
1310 Ford St.  
Colorado Springs, CO 80915

The job trailers need to be addressed. That falls under a separate use defined by the Land Development Code. How many, how often, etc.

2. Site Location, Size and Zoning:
- a. Location: 1285 Ford St., Colorado Springs, CO 80915.
  - b. Legal Description: Lot A Replat of Cimarron Industrial No 2 Blk 3 Lot 5.
  - c. Size: 1.05 acres.
  - d. Zone: I-2 CAD-O
3. Request is for approval of a Special Use permit to allow 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. Traffic to and from the site is anticipated to be 20 trips or less.

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 current 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

The applicant needs to provide justification of how they meet the criteria, not that they feel it is. This is the same or all Criteria of Approval. The property is adjacent to residential, how is this use in harmony or compatible with that use?

There is a job trailer there, how are no services being planned? Health Department will not allow chemical toilets as a permanent source

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 20 trips to the site per day, via the new driveway 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. The lot has been previously graded and gravel placed, however no new development or grading is proposed on the lot with exception of new driveway access (currently there is no direct street access). The lot is currently a contractor's equipment yard and this proposal is to bring the use into compliance.
5. No waivers are requested.
6. An attempt was made with the Land Title Company to acquire the contact information to notify the severed mineral rights owner, however no contact information was found.

Please state that the appropriate engineering documents that address drainage and water quality will be provided with the site development plan application.