



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
5 December 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
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 of the same zone district. The proposed special use is non-invasive and harmonious with the neighboring businesses, and will at all times conform to all applicable laws and regulations.

This property is used by T-Bone Construction, a general contractor. All items stored are on a temporary basis as turnover is relatively constant. Items stored will include but is not limited to: general construction equipment, truck trailers, materials such as piping, steel, millings and job trailers. The amount of materials, equipment and job trailers stored will vary daily depending on needs at other active construction project sites. 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 for Zone I-2.)
 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 commercial land uses within the same zone district, as most surrounding commercial properties have some form of outside

storage. Required setbacks from the residential zone district will be observed. 6' Chain link fence with 100% opaque vinyl screen material along adjacent I-2 zoned properties is proposed; 6' cedar privacy fence along the adjacent residential properties is proposed.)

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, the proposed use for this property is storage only. Any job trailers on this site are being stored for future use on other construction sites when required.)
 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, as the property will be secured from public access. No construction activities or use of equipment beyond what is required to transport the storage materials will be conducted.)
 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.)
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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. All appropriate engineering documents that address drainage and water quality will be provided with the site development plan application. There are no plans to construct any buildings on this site at this time.
 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.