



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

LETTER OF INTENT (revised)

Letter of intent for a special use must show how the applications meets the Criteria of Approval under Section 5.3.2.C. It is suggested to list each bullet and provide an explanation of each.

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. 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.
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.