



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

1. This letter is being sent to you because Terra Nova Engineering, Inc. and T-Bone Construction, Inc. on behalf of James A Maguire, is proposing a special use in El Paso 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. 1285 Ford Street, Colorado Springs, CO 80915; 1.05 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 vacant.
6. No waivers are requested.
7. Vicinity map / adjacent property owners:
 - a. Adjacent property owners
 1. Lot 4 Blk 3 Cimarron Industrial No.2
Schedule No.: 5407201008
Ford Building LLC
2826 S. 2350 E.
Saint George, UT 84790

2. Lot 14 Blk 10 Cimarron Hills 2nd Fil.
Schedule No.: 5407105014
Joseph & Cynthia Chappell
1324 Atoka Dr.
Colorado Springs, CO 80915
3. Lot 15 Blk 10 Cimarron Hills 2nd Fil.
Schedule No.: 5407105015
Kenneth & Mildred Judy
1312 Atoka Dr.
Colorado Springs, CO 80915
4. Lot 16 Blk 10 Cimarron Hills 2nd Fil.
Schedule No.: 5407105016
Charles Seabolt
1302 Atoka Dr.
Colorado Springs, CO 80915
5. Lot 17 Blk 10 Cimarron Hills 2nd Fil.
Schedule No.: 5407105017
Jeremiah Ahrens
1290 Atoka Dr.
Colorado Springs, CO 80915
6. Lot 3 Blk 2 Cimarron Industrial No 1 By Res No 83-178, Bk 3831-800
Schedule No.: 5407201014
KCM Properties LLC
1205 Ford St.
Colorado Springs, CO 80915
7. Lot 2 Blk 1 Madison No 1 As Vacated By Rec #200101028
Schedule No.: 5407202037
1310 Ford LLC
3902 Maizeland Rd.
Colorado Springs, CO 80909

Vicinity Map:



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Sent To
Kenneth & Mildred Judy
Street and Apt. No., or PO Box No.
1319 Atoka Dr.
City, State, ZIP+4[®]
C5 CO 80915
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Jerramiah Ahrens
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