



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
10 March 2022

LETTER OF INTENT

1. Owner: City Link Trucking (Land View LLC)
2908 E. Gunnison Street
Colorado Springs, CO 80909
(719) 473-4895
citylinktrucking@outlook.com

Applicant: Darin Weiss PCD File # AL-21-21
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 623-3314
darin.weiss@tboneconstruction.com

2. Site Location, Size and Zoning:
- Location: 225 North Curtis Road, Colorado Springs, CO 80930
 - Legal Description: W2E2NW4, NW4NW4, N2SWNW4, EX THAT PT CONV TO STATE D O T BY REC #206140472, EX PT TO COUNTY BY REC #203085161 SEC 15-14-64
 - Size: 99.97 acres.
 - Zone: CS (35.11 acres) and RR-5 (64.86 acres)
 - Parcel Schedule No.: 44150-00-021
3. T-Bone Construction is submitting this letter of intent on the behalf of the land owner and our client, Land View LLC, located at 2908 E. Gunnison Street, Colorado Springs, CO to submit a Special Use plan for a Contractors Equipment Yard at their property located at 225 North Curtis Road.

City Link Trucking is a locally owned, small business corporation that specializes in hauling construction material. City Link Trucking is requesting approval of a proposed Construction Equipment Storage yard of approximately 2.195 acres located in the SW corner of the CA zoned portion of their 99.97-acre site.

4. Existing Site Conditions:
The site is currently vacant open grassland with Curtis Road on the west property line, Highway 94 on the north property line, and Residential RR-5 zoned properties to the east and south.
5. Proposed Use:
The proposed use for this portion of the project is a Contractors Equipment Yard, surrounded with a solid fenced/screening. The yard will be used for nightly

storage of the company's 10-14 Trucking vehicles. No buildings are planned for this project site at this time. No construction material will be stored on this site. Minimal grading of less than 1-acre, is proposed for the gravel Trucking vehicle parking/storage area.

The project goal is to provide a secure storage yard for overnight parking of their Trucking vehicles that doesn't degrade from the surrounding area. This will be provided by a fully enclosed storage yard with a fencing material that has a predominately residential appearance.

6. Land Development Code Section 5.2.40 (B)- Outside Storage Standards:
- a. Materials to be Stored and Principal Use Required: The site will be utilized for overnight secure storage/parking of the company's Delivery Trucks. There will be no material storage at this site.
 - b. Material Screening: The site will be fully screened from adjacent properties with a 6' fence with a 100% opaque screen material.
 - c. Height of Storage: There will be no material storage at this site, only vehicles.
 - d. Storage of Vehicles exceeding fence height: The vehicles that will be stored are located at the back half of the fenced yard.
 - e. Storage adjacent to the road: There will be no storage adjacent to Curtis Road.
 - f. No Storage in Landscape Areas: N/A
 - g. Screening Fence Waived Between Adjacent Storage Area: N/A
 - h. Salvage Yards and Solid Waste Landfills: N/A
 - i. Temporary Storage: N/A
 - j. Landscaping Requirements to be Met: N/A

7. Land Development Code Section 5.3.2 (C) Special Use Criteria:
- a. The special use is generally consistent with the applicable Master Plan: The Master Plan adopted in May of 2021 identifies this property as a Potential area of Annexation as New Development and Suburban Residential. The Current Zoning Classification of CS (Commercial Service) allows for a Contractors Equipment Yard as a SU, per Table 5-1.
 - b. 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: The surrounding properties in the area are either zoned CS (Commercial Service) or RR-5 (Residential). The location for this Construction Equipment Storage Yard is within the land zoned CS and comply with setbacks required for the adjacent RR-5 zoning. This Contractors Equipment is fully fenced utilizing a 7' concrete panel fence, that has a residential appearance. The distance from this Contractors Equipment Storage yard to adjacent residential structures are approximately; 1,850' to the north, 750' to the south, 2,308' to the east, and 2,680' to the west.
 - c. The impact of this Special Use submittal does not overburden or exceed the capacity of public facilities and services. This project as proposed requires no connections to public facilities or services. Minimal security lighting and surveillance cameras will be solar powered units.

Need to see analysis proving compliant with: Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/3 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.

You have identified the placetype, key area, and area of change. You should include a discussion of how the proposal is consistent with them as well.

In section 6.b of this letter it says 6 ft fence.

This is good - can you also include distance to nearest RR-5 zoning district boundary?

- d. This Special Use application will not create unmitigated traffic congestion or traffic hazards in the surrounding area. The impact to existing traffic patterns is expected with less than 25 trips to the site per day (+/- 2 trips per hour). Access to the site will be provided at a new property access drive off of Curtis Road. The entrance will provide a 100' drive prior to the fenced yard entrance gate, providing space for a staging or holding area for Trucking Vehicle operation of the yard gate, a to not block any traffic on Curtis Road. A Commercial Driveway Permit is required and will be obtained for this project.
 - e. This Special Use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. This project has been reviewed and the minimal scope of this project does and will comply with the above stated items.
 - f. This Special Use application will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. The fenced storage yard as laid out does not pose any issues with for the surrounding residents. It is completely surrounded by the concrete panel fencing providing residential appearance.
 - g. This Special Use will conform to all other applicable County rules, regulations or ordinances. Review of the project to comply with the above stated items.
8. El Paso County Water Master Plan:
- a. Property is located within Region 8, as shown in Figure 4-4 Designated Basins.
 - b. The water supply for Region 8 is supported by individual wells tapped into the local aquifer, indicated as dependent on the Denver Basin per Figure 5.9.
 - c. Per Table 5-2 the current supply of Region 8 is 299 AF/year. This doesn't change for the future supply in 2040 or 2060.
 - d. Per Table 5-3 the current demand for Region 8 is 299 AF/year with it rising to 396 AF/year per Table 5-4.
 - e. Per Table 5-7 there are currently 411 exempt, and 58 non-exempt wells in Region 8.
 - f. There are no existing wells on the property. With no water requirements for this project, no wells are planned.
 - g. This project will not affect or add to the demand for Region 8.
9. No waivers are requested for this development.