



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
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20 December 2021

LETTER OF INTENT

1. Owner: City Link Trucking (Land View LLC)
2908 E. Gunnison Street
Colorado Springs, CO 80909

Add PCD File #
AL-21-21

- Applicant: Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915

Is the correct address
225 Curtis Rd?

2. Site Location, Size and Zoning:
- Location: 25 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 and RR-5
 - 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

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 5.16 acres of their 99.97 acre site. The screened fenced yard is intended for storage of their vehicles.

4. The proposed special use is non-invasive and harmonious with neighboring businesses, and will at all times conform to all applicable laws and regulations. Impact to traffic on Curtis Road is expected to be minimal with less than 25 trips to the site per day.

Development Code Section 5.3.2 (C) Criteria:

- In approving a special use, the following criteria may be considered:
 - The special use is generally consistent with the applicable Master Plan. (To our knowledge there isn't a Master Plan that encompasses this property)

You need to provide analysis with the new master plan that was adopted in May 2021 and also the Water Master Plan. Let me know if you need a meeting to discuss the master plan components. I can definitely take the time to provide an explanation of what our expectations are.

Can you be more specific here?
There are houses to the north. It might be beneficial to do a quick analysis of all the adjacent properties.

Commercial driveway permit will be required.

Entrance from Curtis road will require improved driveway surface and appropriate vehicle tracking pad depending on storage yard surface improvements and types of vehicles.

You should explain how these criteria are being met.

You also need to identify how the site can meet the criteria for outside storage in LDC Sec. 5.2.40.

- Please explain expected # and type of vehicles to be parked.
- Please specify what type if any materials will be stored in the yard or state that no construction materials will be stored.

If more than 1 acre of disturbance then additional documentation will be required

-Specify the size of area to be graded and show on site plan as area of disturbance
-Show details on site plan
-Explain what materials will be used for parking area surface covering and to prevent erosion and site runoff.

- . 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. (There are numerous Contractors Equipment Storage yards in the vicinity making it compatible and harmonious with uses of the surrounding area)
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. (The project as proposed requires no use of public facilities or services for this contractor's storage yard. Minimal security lighting and surveillance cameras will be solar powered units.
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 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. This access is being applied for concurrently with this submittal process.)
5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. (The proposed special use will at all times conform to 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. (This proposal of special use will at all times conform to all applicable rules, regulations and/or ordinances.)

5. The site is currently vacant open grassland. The proposed contractor's storage will encompass approximately 5.16 acres of the existing 99.97 acre property. No buildings are planned for this project site at this time. The fenced yard will only be used for nightly storage of the company's vehicles. Minimal grading is anticipated for the site to be utilized as vehicle storage.
6. No waivers are requested for this development.