



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
9 October 2020

LETTER OF INTENT

1. Owner:

Please revise your justification responses to instead respond to each of the criteria for an Alteration to a Recorded Plat pursuant to the Applicability subsection within the Replat section (7.2.3(C))

Applicant:

2. Site Location

- Parcel #7136303010 (847 Struthers Ranch Road), zone PUD; 1.75 acres, legal description: Lot 1 Struthers Ranch Sub Fil No 4.
- Parcel #7136303011 (14650 Struthers Road), zone PUD; 1.19 acres, legal description: Lot 2 Struthers Ranch Sub Fil No 4.
- Parcel #7136303012 (14610 Struthers Road), zone PUD; 25,400 SF, legal description: Lot 3 Struthers Ranch Sub Fil No 4.
- Parcel #7136303013 (14605 Struthers Road), zone PUD; 27,935 SF, legal description: Lot 4 Struthers Ranch Sub Fil No 4.

No direct lot access is permitted on Struthers Road. Staff does not see an undue hardship requiring this deviation from the engineering criteria manual. This deviation request will likely be denied by the Engineering Review Manager. Staff recommends withdrawing this request.

If the applicant chooses to pursue the request, then complete and submit the deviation request form to obtain an official determination by the Engineer Review Manager. The request form must be stamped/signed by a licensed professional engineer.

above referenced lots and re-plat
er.

eria:

the common lot lines of the above
the original conditions of
the Struthers Ranch PUD and the
ment Code. The PUD allows for
ercial lots, and the intended use

lots are created by this replat

request.

- This request does not include a proposal for any subdivision of lots, therefore conformity to any minor or major subdivision requirements are not applicable. The replatted lot will still conform to the requirements of the original PUD.

- Access to the existing lots is currently provided by an existing entrance on Struthers Ranch Road. A deviation request is submitted for an additional entrance (right in, right out only) from Struthers Road, south of the Struthers Ranch Road intersection.

- Approval will not adversely affect the public health, safety and welfare, as the original land use intent has not changed.

6. Any future commercial development on the replatted lot will conform to the requirements of the Struthers Ranch PUD.
4. The property is currently undeveloped. No change to existing facilities required for replat.
5. No waivers are requested in this submittal.

Letter of Intent_V1.pdf Markup Summary

dsdlaforce (1)



Subject: Cloud+
Page Label: 1
Author: dsdlaforce
Date: 3/10/2021 6:05:02 PM
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Sophie Kiepe (1)



Subject: Easements
Page Label: 1
Author: Sophie Kiepe
Date: 3/17/2021 4:48:14 PM
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