

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

LETTER OF INTENT

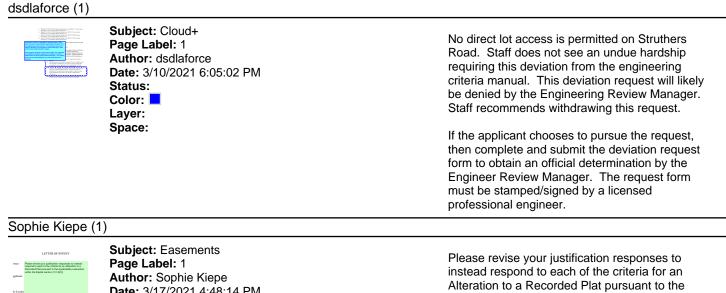
1. Owner: Applican	Please revise your justification responses respond to each of the criteria for an Alter Recorded Plat pursuant to the Applicability within the Replat section (7.2.3(C)) t:	ration to a
 Site Locatic Parcel #/136303010 (847 Struthers Ranch Road), zone PUD; 1.75 acres, legal description: 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. 		
does not see an undue ha the engineering criteria m likely be denied by the En recommends withdrawing If the applicant chooses to and submit the deviation in determination by the Engi	o pursue the request, then complete request form to obtain an official neer Review Manager. The request gned by a licensed professional	above referenced lots and re-plat er. eria: the common lot lines of the above he original conditions of he Struthers Ranch PUD and the ment Code. The PUD allows for ercial lots, and the intended use lots are created by this replat
	 request. 3. 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 4. 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 advarsaly Affect the public heath 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



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Applicability subsection within the Replat section (7.2.3(C))