



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
19 March 2021

LETTER OF INTENT

1. Owner: Clark Family Trust
3585 Hill Cir.
Colorado Springs, CO 80904

Applicant: Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
2. Site Location, Size and Zoning:
 - a. Parcel #7136303010 (847 Struthers Ranch Road), zone PUD; 1.75 acres, legal description: Lot 1 Struthers Ranch Sub Fil No 4.
 - b. Parcel #7136303011 (14650 Struthers Road), zone PUD; 1.19 acres, legal description: Lot 2 Struthers Ranch Sub Fil No 4.
 - c. Parcel #7136303012 (14610 Struthers Road), zone PUD; 25,400 SF, legal description: Lot 3 Struthers Ranch Sub Fil No 4.
 - d. Parcel #7136303013 (14605 Struthers Road), zone PUD; 27,935 SF, legal description: Lot 4 Struthers Ranch Sub Fil No 4.
3. Request to vacate all common lot lines between the (4) above referenced lots and re-plat as one parcel in order to develop a potential retail center.
 - a. Land Development Code Section 7.2.3, (C) Replat, (4) Criteria for Approval:
 - i. Criteria for Approval.
 1. The replat request of vacating the common lot lines of the above referenced lots will maintain the original conditions of development as described by the Struthers Ranch PUD and the El Paso County Land Development Code. The PUD allows for specialty retail on these commercial lots, and the intended use will not change.
 2. There are no nonconforming lots are created by this replat request.
 3. The proposed replat is consistent with the purpose and intent of this code (7.2.3 Actions Vacating or Altering a Recorded Plat), as we are seeking approval to replat the lot without altering the intent of the land use of the originally recorded plat.
 4. 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.
 5. Access to the existing lots is currently provided by an existing entrance on Struthers Ranch Road. Since the existing lots are proposed to be consolidated into one lot, public rights of way

or access easements are not applicable. The re-platted lot will use the existing entrance from 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.

6. Approval will not adversely affect the public health, safety and welfare, as the original land use intent has not changed.
 7. 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.
 6. Existence of severed mineral estate ownership: Through our research, the original date of recorded sale of severed mineral rights was April 1919, purchased by R. E. Walker, with no other identifying information. The title company could not find any information of subsequent sales or descendants.