



T-Bone Construction, Inc.

1310 Ford St.

Colorado Springs, CO 80915

(719) 570-1456 Fax (719) 591-5217

15 January 2019

1. Property Owner

HCD Properties LLC
2435 Majestic Plain Court
Colorado Springs, CO 80915
719 337 4327

Mention that the lot has been graded and impervious surface placed. FYI, engineering documents to address grading and drainage will be required with the subsequent site plan submittal.

Consultants

Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
719-623-3314

Luanne Ducett
Terra Nova Engineering, Inc.
721 S 23rd St.
Colorado Springs, CO 80904
719-634-6422

2. Legal Description:

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Metes and Bounds

TRACT IN NE4NW4 SEC 18-14-65 AS FOLS: COM AT NW COR OF SD SEC 18 FROM WHICH THE NE COR OF THE NW4 OF SD SEC 18 BEARS S 89<49'15" E 2724.73 FT, TH S 85<53'45" E 1753.14 FT TO INTSEC A LN THAT IS 45.00 FT SLY AS MEAS AT R ANGLES FROM & PARA WITH S R/W LN OF US HWY 24 & POB, TH S 00<01'34" W 887.29 FT, S 89<51'38" E 349.88 FT, N 00<01'34" E 887.04 FT TO A PT ON A LN THAT IS 45.00 FT SLY AS MEAS AT R ANGLES FROM & PARA WITH SLY R/W LN OF SD US HWY 24, TH N 89<48'15" W 349.88 FT TO POB

Zoning:

The 7.13 acre lot is currently zoned C-2, which is an obsolete zone classification.

3. Request and Justification:

We are requesting rezone to CS (Commercial Service) in order to bring the zone classification into compliance with the County Master Plan.

The rezone is compatible with existing and permitted land used and zone districts.

4. Existing and Proposed Use:

This 7.13 acre lot is currently a vacant lot. We are proposing a new contractor vehicle maintenance and storage building with associated office space and outside fenced storage.

5. Waiver Requests:

No waivers are requested for this submittal.

6. Purpose for Rezone

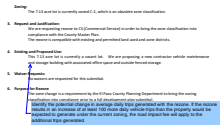
The zone change is a requirement by the El Paso County Planning Department to bring the zoning classification into compliance prior to a full development plan submittal.

The parcel is not vacant, list all of the uses on the property including, automobile storage, contractor's equipment yard, outside storage, automobile repair, and any other use that is currently in operation on the site.

Identify the potential change in average daily trips generated with the rezone. If the rezone results in an increase of at least 100 more daily vehicle trips than the property would be expected to generate under the current zoning, the road impact fee will apply to the additional trips generated.

Markup Summary

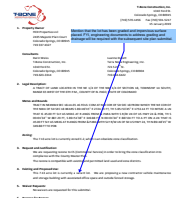
Identify the potential change in average daily trips generated with the rezone. If the rezone results in an increase of at least 100 more



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Identify the potential change in average daily trips generated with the rezone. If the rezone results in an increase of at least 100 more daily vehicle trips than the property would be expected to generate under the current zoning, the road impact fee will apply to the additional trips generated.

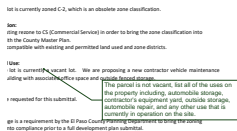
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Mention that the lot has been graded and impervious surface placed. FYI, engineering documents to address grading and drainage will be required with the subsequent site plan submittal.

The parcel is not vacant, list all of the uses on the property including, automobile storage, contractor's equipment yard, outside stor



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