



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

Generic comment for project: be consistent with naming the project. Project is referred to as several different names on several different documents. Please revise to ensure consistency.

LETTER OF INTENT

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

Soils and geology report indicate that proposed office building and drive-thru restaurant are being proposed for this site. Please provide details (you do not have to specify the business names) in this letter so we may better understand this proposal.

2. Site Location, Size and Zoning:
- a. Location: 7615 McLaughlin Road, Falcon, CO 80831.
 - b. Legal Description: Lot 4 Woodmen Hills Fil No 7
 - c. Size: 1.64 acres.
 - d. Zone: CR
 - e. Parcel Schedule No.: 4306301002
3. Request for replat the current property into three separate parcels; Lot #1 (34,796 sf) for future commercial development, Lot #2 (34,633 sf) for future commercial development, and Tract A (1,886 sf) intended for access to the west end of the exiting shopping center.

This proposal is for two lots and one tract. Revise language accordingly where appropriate.

a. Land Development Code Section 7.2.1 (D) (3) (f) criteria:

i. Criteria for Approval

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. (Yes. the proposed minor subdivision is consistent with the current zoning use, as the type of potential development has not changed.)
2. The subdivision is in substantial conformance with the approved preliminary plan. (A preliminary plan review is not required for this minor subdivision.)
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials. (Yes, all required documentation, including a new survey showing the proposed Replat, vicinity map, Geotech soils report, Title commitment, utility/fire services commitments/reports have been provided.)
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code. (Yes, water

This does not provide justification that the proposed subdivision meets the criteria of the Master Plan. You need to provide justification that the proposal meets the intent of the El Paso County Policy Plan, the Falcon/Peyton Master Plan, and the Water Master Plan. You will need to cite specific policies and explain how this proposal is consistent.

Include calculations.

supply is provided by Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District has stated they have an adequate water supply to meet the needs of this potential development.)

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code. (Yes, waste water disposal is also provided by Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District has stated they have an adequate wastewater system and treatment capacity to meet the needs of this potential development.)

Include an explanation of plat note 10.

6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]. (Yes, a geotechnical subsurface soil investigation report has been completed, and soils in this area are suitable for potential development per the engineering recommendations outlined in the report.)

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM. (Yes, the site will use the existing infrastructure to handle runoff to include the existing storm drain system and detention pond. The site will not adversely impact or deteriorate improvements or natural drainageways downstream of the property.)

Clarify that the intent of this is to provide access via Midnight Rd.

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM. (Yes, access is provided via private drive from the existing entrance to the shopping center from McLaughlin Road.)

Call out the what happens to the access road that bisects Lot 2.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. (Yes, no change is proposed. Emergency fire protection is provided by Falcon Fire Protection District.)

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. (Yes, no change is proposed. Emergency fire protection provided by Falcon Fire Protection District has capacity to service this potential commercial development.)

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8. (No change is proposed as no new developments are proposed at this time.)

12. Adequate public facilities or infrastructure, or cash in lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated. (No change is proposed as no new developments are proposed at this time.)

You are increasing the number of buildable lots, which generally causes off-site impacts. Please explain potential for impacts (traffic, drainage, water, etc.) and how impacts will be mitigated.

13. The subdivision meets other applicable sections of Chapter 6 and 8. (Yes, all required items of documentation is provided for the plat amendment. All other requirements for development will be provided as required if/when a potential development is proposed.)
 14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]. (No change is proposed as no new developments are proposed at this time.)
4. The property is currently undeveloped. No change to existing facilities required for replat.
 5. No waivers are requested in this submittal.