



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

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
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.
 - a. Land Development Code Section 7.2.1 (D) (3) (f) criteria:
 - i. Criteria for Approval.
 1. The plat amendment will provide the potential for commercial development that is compatible with the existing surrounding commercial developments. As no development is proposed at this time, per Section 6.0 of the El Paso County Policy Plan, and Section 3 Goals and Principles of the Falcon/Peyton Area Master Plan, it is anticipated that separate and unique buildings for a medical office and restaurant would be proposed for the subdivided lots. Justification:
 - Land Use: The subdivision will promote the balance of land uses and variety of densities consistent with the immediate area.
 - Commercial Centers and Uses: The proposed subdivision will add to the diversity of primary employers and services of the local community.

Water Master Plan:

 - The project is located within the Woodmen Hills Metropolitan District, which will supply the water for the development.
 - Woodmen Hills Metropolitan District has stated they are in compliance with the Water Master Plan of El

Paso County. See item #4 of this section for more information.

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 supply is provided by Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District has stated they currently use approximately 57% of available water supply, and the water supply is adequate 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.)
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. A professional structural engineer will be required to design the structural building foundations that comply with subsurface soils 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.)
8. Legal access is provided via private drive from the existing entrance to the shopping center from McLaughlin Road. The existing service drive that bisects Lot 2 will remain until Lot 2 is developed, at which time the existing service drive may be reconfigured.

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 traffic impacts were evaluated, and no additional improvements are necessary to accommodate the trips generated by this project in the short term. In the long term, as other vacant lots in the area are developed, exiting traffic during the afternoon peak hour has the potential to increase to levels that may require mitigation. Potential future methods for mitigation may include conversion to all-way stop control, mini roundabout, or traffic signal.
 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.)
 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.