



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

October 23, 2017

Letter of Intent:

Shops at McLaughlin II
7368 McLaughlin Rd.
Peyton, Co. 80831

Owner:

Shops at McLaughlin II, LLC
3902 Maizeland Rd., Colorado Springs, CO 80909

Applicant:

T-Bone Construction
1310 Ford Street, Colorado Springs Co. 80915
Mike Thibault 719-570-1456

Site Info:

Legal: LOT 2 BECKETT AT WOODMEN HILLS
Tax ID: 4307202031
Lot Size: 0.86 acres
Zone: CR

Parking is insufficient for intended use, if a request for a parking modification is needed, it must be present in the LOI, or a reduction in building size will be required. Also, the LOI needs to state, at no time will a restaurant be located on property, unless adequate parking can be present at 1 parking space for every 100 square feet of building space.

Request and Justification:

Request for approval for a **Site Development Plan Review**. The proposed development will include a 5800 SF, 4-unit retail building, shell only, with 22 parking spaces, 2 driveways, a drive aisle, and curb/gutter around all. Also provide sidewalks around perimeter of building, with trash enclosure, landscaping, lighting and bike rack.

1. Consistent with neighboring businesses, and permitted in this zone.
2. Public facilities are sufficient to support the proposed use.
3. The proposed structure is non-invasive, and harmonious with neighboring businesses.
4. The use and property will at all time conform to all applicable laws and regulations.

Existing:

Vacant lot

Waiver Requests:

N/A


Thank You,

James A. Childs AIA
Director of Design
Design Development Services
T-Bone Construction, Inc

Markup Summary

dsdsevigny (1)

TO 80909
0815
OODMEN HILLS

Subject: Text Box
Page Label: 1
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