

March 17, 2019

Mr. Len Kendall
Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

LETTER OF INTENT

RE: Monument Steel Structures
18910 Base Camp Road
Monument, CO 80910
Tax Schedule No.: 7111303005
Zoning: CC (Commercial Community)

Dear Len,

The site consists of 4.0 (+-) vacant acres. Located North of Deer Creek Road, East of Monument Hill Road, South of Greater Europe Mission and West of Base Camp Road. The property is zoned CC (Commercial Community). Our proposed use is described below:

Primary Use: Office with Accessory Commercial Structures and Uses

It is our intent to develop and construct a sales office with display structures that will consist of the following:

- **Office Building:** One (2) two story structure for the sales office. The total area of this building will be approximately 2,400 square feet.
- **Display Buildings:** Will consist of approximately 2,100 square feet of product display buildings. One building consist of 900 square feet and another at 1,200 square feet.

Special Use Permit Request: Mini Warehouse and RV Boat Storage

In addition to the sales office and display structures, it is our intent to develop and construct Mini Warehouse and RV Boat Storage that will consist of the following:

- **Building 1:** Will consist of approximately 8,700 square feet of indoor private storage.
- **Building 2:** Will consist of approximately 19,840 square feet of indoor private storage.
- **Building 3:** Will consist of approximately 14,640 square feet of indoor private storage.
- **Building 4:** Will consist of approximately 8,496 square feet of indoor private storage.

The proposed uses are applicable to the Master Plan for this area in that adjacent properties offer similar commercial uses, including offices, warehouse and storage uses. The proposed uses would nicely complement Monument Hill Self Storage and the Monument Hill Business Park projects adjacent to the site. The intent would place it in a different category between these two projects and would provide a good alternative for the different tenants.

The size, scope, and design of the proposed development is harmonious with the surrounding buildings. The building elevations are included with this letter for reference. The neighbors have been notified of our intentions (see attached letter). Given the proposed uses, we do not anticipate excessive use of public facilities and services because of this proposed development.

The project will access off Base Camp Road and will generate traffic demands in conformance with the master traffic study resulting in a minor impact to Deer Creek Road, Monument Hill Road and adjacent streets. It has been the industry's opinion that a project of our size will generate approximately ~25 trips on our busiest day, Saturday.

The special use will comply with all local, state, and federal laws and regulations regarding air, water, light, or noise pollution. The landscape has been designed to preserve the unique character of the I-25 corridor with the appropriate landscape and screened parking along with meeting the 10-20% requirements per the Town of Monument Comprehensive Plan Update. The landscaping will be composed of trees, shrubs, and grasses, as well as mulches and groundcovers that are hardy to the native land and provide year-round variation.

The site will include a water quality and detention pond to treat developed flows and release off the site at or below historic levels preserving downstream receiving waters and facilities.

The proposed use and development will not be a detriment to the public health, safety or welfare of El Paso County residents. The special use conforms to all other applicable County rules, regulations or ordinances.

Please feel free to contact me at 303-257-7653 or todd@terraformas.com with any questions or comments.



Todd A. Johnson, P.E., President
For and on behalf of:
Terra Forma Solutions, Inc.