

**PROJECT STATEMENT
FINAL PD SITE PLAN
LOT 3, MONUMENT RIDGE FINAL PLAT**

This Project Statement accompanies a submittal for a Final PD Site Plan (FPD) for Lot 3, Monument Ridge Final Plat located at 745 W. Baptist Road, Monument, CO 80123.

DESCRIPTION

The existing Lot 3 consists of 0.78 acres of vacant land, zoned PD or a Planned Development District. The site is within a partially developed commercial development.

The Preliminary Development Plan for this site was initially conceptualized in 2006 to include a bank or other commercial business. Process included a preliminary plan, traffic study, and drainage report. At this time, the lot will be developed as a dental office. Subsequently, the development process will require FPD documents showing the site plan, elevations, utilities, grading and drainage, landscaping, photometrics, and will have a final traffic impact letter, as well as a final drainage letter. There is no evidence showing the change in use will impact the development in an adverse way. In fact, the traffic impact letter shows less impact than the previous use.

JUSTIFICATION

The FPD application is justified in order to meet requirements of the Town of Monument to confirm that needs of the site are being met. Needs being traffic movements in and out of the site, as well as utilities and drainage.

ISSUES

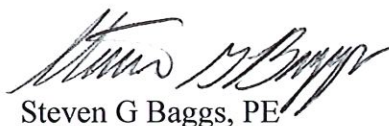
No major issues have been identified.

SUMMARY

The FPD submittal is responsive to the requirements of the original Monument Ridge Final Plat Requirements. The application meets the current zoning and land use requirements of the Town.

Baseline Engineering, as agent for the Owners in this matter only, hereby request favorable consideration of these applications. We look forward to receipt of review comments, will respond promptly and will resubmit for required approvals. If there are any question or comments, please contact the undersigned.

Very Truly Yours,
Baseline Engineering



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