

Altitude Aero LLC

Letter of Intent

April 5, 2024

Project: 8140/8150 Cessna Drive Condo Plat
To: Ryan Howser, El Paso County Planning and Community Development
From: Ryan Schneider, managing member, Altitude Aero LLC
Subject: Letter of Intent for High Altitude Aero Hangar Condominiums
Address: 8140 / 8150 Cessna Drive, Peyton, CO 80831
Legal Desc: LOT 7 BLK 1 MEADOW LAKE AIRPORT FIL NO 2
Schedule: 43040-02-086
Lot size: 3.26 Acres
Zoning: R4 GA-O
PCD File No SF2414

Ryan, this letter serves as a formal Letter of Intent (LOI) requesting the creation of commercial hangar condominiums on the property located at Meadow Lake Airport in Peyton, CO. This project will be structured as a commercial homeowners association (HOA) with individual units for purchase to be used as aircraft hangars.

The proposed commercial condominiums are located at 8140 and 8150 Cessna Drive. The legal description is Lot 7, Block 1, Meadow Lake Airport Filing No. 2; being in Section 4, Township 13 South, Range 64 West of the 6th P.M., in El Paso County. The site is 3.26-acres, El Paso County Assessor Parcel No. 4304002086.

Project Description:

The project consists of a manufactured steel building, approximately 11,900 SF in size is partitioned into 10 aircraft bays (100-109), two smaller storage units (110-111), vestibule and two ADA compliant restrooms, (denoted as G.C.E). Preliminary fieldwork was conducted by Forth Land Surveying on January 22, 2024. A formal plat map was recorded with the El Paso County Clerk and Recorder on March 7, 2024 reception No. 224601052. The proposed uses in the condominium units are consistent with existing zoning, GA-O (general aviation overlay) and in general conformance with the approved R-4 PUD zoning and Site Development Plan PPR242138 as well as the FAA standards for general aviation aircraft.

The condominium map complies with the monumentation, and plat preparation standards required by Colorado Statute; the condominium declaration and map will be recorded with the El Paso County Clerk and Recorder's office pursuant to Colorado Revised Statutes Title 38, Article 33.

Facilities:

Garbage enclosure, vestibule, two restrooms, drinking fountain and janitor closet are general common elements for use by the owners and guests of High Altitude Aero Hangar

Condominiums, Inc. The utilities for the building are single phase, provided by Mountain View Electric Association. Water for the restroom facility is provided by an onsite commercial well (permit: 323153), an onsite wastewater treatment system (OWTS) is in place with an inspection contract by a licensed O&M contractor.

Next Steps:

I am committed to working collaboratively with El Paso County Planning Department throughout the condo plat process. This commercial hangar condo project will be an asset to the community, providing much-needed hangar space for general aviation aircraft while promoting responsible land use through the condominium ownership structure.

Thank you for your time and consideration. I look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink that reads "Ryan Schneider". The signature is written in a cursive, flowing style.

Ryan Schneider, Altitude Aero LLC, ryschneider@gmail.com

On Behalf of High Altitude Aero Hangar Condominiums, Inc.