



30950 Rancho Viejo Rd. #225
San Juan Capistrano, CA 92675

May 10th, 2018

Kari Parsons
El Paso County Zoning
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Administrative Determination Request For 1865 Woodmoor Dr., Monument, CO 80132

Ms. Parsons,

Our organization is interested in purchasing the real property located at 1865 Woodmoor Drive in unincorporated Monument, CO. We intend to provide accommodation, treatment, and minor medical support to individuals with alcohol or drug related illness in a 24-hour residential care setting licensed and regulated by the Colorado Department of Human Services.

The property at 1865 Woodmoor Drive in unincorporated Monument, CO, schedule number 7114200020, falls within the C-2 Commercial district under Chapter 1 Section 1.8 of the El Paso County Land Development Code. The Principal Uses Table, Table 5-1, in Chapter 5 Section 5.1 of the El Paso County Land Development code lists rehabilitation facilities as an approved used in the C-2 Commercial district. The El Paso County Land Development Code defines a "Rehabilitation Facility" in Chapter 1 Section 1.15 as:

"An institutional use-type facility, and not a group home, whether public, quasipublic, not-for-profit, providing accommodation, treatment and medical care for patients suffering from alcohol or drug-related illness."

Based upon principal uses defined in in Chapter 5 Section 5.1 , and the definition of a Rehabilitation Facility as defined by Chapter 1 Section 1.15 of the El Paso County Land Development code, we believe that we meet the zoning conditions required by El Paso county to operate a rehabilitation facility at the property listed above and seek a written zoning determination approving this use from the county.

FHAM LLC
30950 Rancho Viejo Rd. #225
San Juan Capistrano, CA 92675



Should you have any questions regarding our intended use of the property please feel free to contact me directly

Regards,

Christopher Gallina
Director of Compliance
Email: chris@sunshinebh.com
Cell: (949) 874-5911