



November 22, 2016

Nina Ruiz  
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## **LETTER OF INTENT**

**RE: Monument Hill Business Park  
Lot 3, Greater Europe Mission Subdivision, Filing No. 1  
El Paso Count, CO**

Ms. Ruiz,

The Monument Hill Business Park is to be located on Lot 3 in the Greater Europe Mission Subdivision is requesting a special use permit. The Center will include two buildings (A and B) and marketed as a light commercial business complex. Each building will have 7 to 8 units with each unit being approximate 2,100 sq. ft. Each unit is designed for business offices and/or showroom type space in the front of the unit along with warehouse space in the rear. These units are ideal for small commercial businesses. The proposed use is applicable to the Master Plan for this area in that adjacent properties offer similar commercial uses, including offices, school campuses and other office/warehouse uses.

The size, scope and design of the proposed development is harmonious with the surrounding buildings. The two proposed buildings are one-story in height with precast concrete walls and storefront and stone veneer along the building frontage. The building elevations are included with this letter for reference. Building A will face west toward Monument Hill Road and I-25. The neighbors have been notified of our intentions (see attached letter). Given the proposed use, we do not anticipate excessive use of public facilities and services because of this development. Light office/warehouse uses don't typically require a high-demand for utilities. Traffic to this site will be like neighboring properties and not greatly impact surrounding businesses. We are proposing two access points to the property, one along Monument Hill Road and the other on Deer Creek Road, effectively distributing added traffic to prevent congestion along either existing road. We do not anticipate traffic interfering with access to surrounding properties.

The special use will comply with all local, state, and federal laws and regulations in regards to 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. We will screen the parking lots with clusters of evergreen and deciduous trees. Evergreen trees will be staggered to compliment the current landscape of Monument Self Storage, the neighbor to the east.

The landscape will meet the 10 -20% requirements per the Town of Monument Comprehensive Plan Update. This area will include a mixture of trees, shrubs and grasses, as well as mulches and groundcovers that are hardy to

Colorado and provide year-round variation. A low grow native seed mixture that matches the native of the Monument area will be planted. The site will include a water quality and detention pond. The proposed use and development will not be a detriment to the public health, safety and 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 with any further questions or concerns regarding these issues.

Sincerely,



James T. Kirschman  
Owner/Architect