



September 19, 2017

RE: My Place Hotel Letter of Intent

Dear Planning & Community Development Department,

The purpose of this letter is to formally propose a three story, 64 unit, My Place Hotel on Lot 3 of the Academy Gateway Subdivision Filing No. 1. Coordination with the overall development of the Academy Gateway subdivision has been ongoing through our design process. There is no restaurant or bar in the hotel or on the lot.

The property is located in the El Paso County Commercial Service, CS, zone. A hotel is also an "Allowed" use in the CS zone per Table 5-1 of the El Paso County Land Development Code. A Site Development Permit is required.

Based upon Resolution Number 16-454 a road impact fee of \$2587 per guest room is required. The total road impact fee is \$165,568.

The proposed My Place Hotel is mid-scale quality hotel at a more competitive price than other providers of a similar product. All rooms are furnished with kitchenettes making them ideal for an extended stay yet affordable for nightly stays as well. We accomplish this by designing an efficient building and providing guests with everything they need and nothing they don't.

Thank you,
LEGACY DESIGN GROUP

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