



December 14, 2020

Letter of Intent

El Paso County
Planning and Community Development

RE: Deer Creek Condo Map (county's project name)
Monument Hill Personal Warehouse Condominiums (condominium project's actual name)
(R&R project number: MH20116)

To whom it may concern,

Site address: 1925 and 1945 Deer Creek Road
Parcel Number: 7111304026
Property Legal Description: Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

This letter and condominium project is being submitted on behalf of the property owner, Monument Hill Business Park, LLC, a Colorado limited liability company.

The intent of this project is to provide for lease or sell of personal warehouse condominium units by recording of a condominium declaration congruently with a condominium map.

The proposed uses in the condominium units are consistent with existing zoning of the site and the site complies with the approved Site Development Plan where applicable, as the individual lease/sold units are allowable and approved as detailed in the approved site development plan. Individual uses will also comply with county land development code requirements for those approved uses (i.e. landscaping, parking, setbacks, etc.)

The condominium map does not result in an increase in density as it does not increase the number of tenant spaces submitted under the approved site development plan.

The condominium map complies with the monumentation and plat preparation standards required by State 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.

Access and utility connections as appropriate are provided for as they are compliant with the service providers' requirements for the condominium project as it was proposed.

Homeowners' association documents or their equivalents address the unit owners' rights and responsibilities with respect to parking, loading and access facilities, landscaping, utilities and any other common areas and facilities on the site.

[Subject]
[Project]
[Date]



In lieu of perpetual maintenance by the property owners, the homeowners' association documents provide for the homeowners association to maintain common facilities during the term of the ground lease, failure of which would permit the lessor to complete such maintenance. Nothing in the homeowners' association documents would prohibit the County to take over maintenance and charge the cost to the property owners.

Sincerely,

R&R Engineers-Surveyors, Inc.

A handwritten signature in blue ink, appearing to read "Darrell DeLap".

Darrell DeLap
Project Surveyor