



This letter does not address the review criteria in LDC Sec. 7.2.2(E)(1). Criteria is listed in this letter, but there is no explanation of how the project meets the criteria.

November 23, 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 condominium declaration and map are intended to be recorded with the El Paso County Clerk and Recorder's office pursuant to Colorado Revised Statutes Title 38, Article 33.

The proposed uses in the condominium units are consistent with existing zoning of the site.

The site complies with the approved Site Development Plan where applicable.

The condominium map does not result in an increase in density.

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

Access and utility connections as appropriate are provided for.

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.

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

[Subject]
[Project]
[Date]



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.

Darrell DeLap
Project Surveyor