

June 3, 2024

To whom it may concern,

I am writing on behalf of CAP Storage Falcon LLC, to request an administrative determination letter for zoning verification from the El Paso County Planning and Community Development Department.

We are in the process of purchasing approximately 2.13 acres of property located at 7125 N Meridian Road, Peyton, CO, Parcel No. 5312114004, legal description: Lot 5, Meridian Crossing Filing No 1, County of El Paso, State of Colorado. The Board of County Commissioners for the County of El Paso, CO approved a Map Amendment (REZONE) to CS by Resolution No. 24-186 on May 9, 2024.

We plan on building a 3 story, +/- 105,366 sf, Internal Climate Controlled Self-Storage facility. We need the zoning letter for due diligence purposes before closing the deal.

Please provide the following information regarding the property:

- Approved Uses: Please confirm that our use is allowed for the property based on its current zoning classification.
- Known Violations: Are there any existing zoning violations on the property that need to be resolved?
- Zoning Classification and Regulations: What are the height restrictions, setback requirements, and lot coverage for the property? Are there any overlays or special districts that apply to the property? Define the building envelope within which structures can be placed.
- Future Parking Requirements: What are the parking requirements for development of the property with self-storage as the use? Share any information regarding access points.

Thank you for your time and attention.

Sincerely,



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