

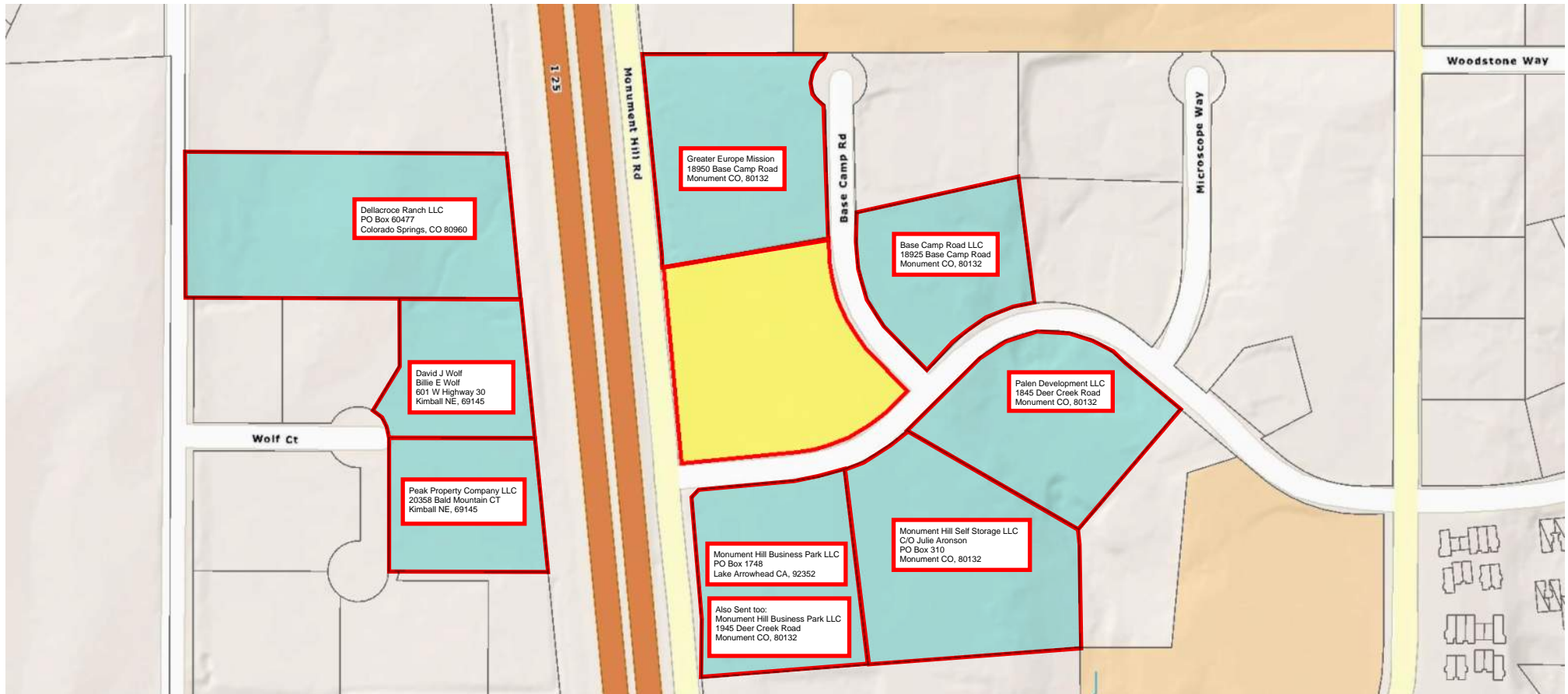
# El Paso County Assessor's Office

**18910 BASE CAMP RD**

SCHEDULE: 7111303005

OWNER: INTERNATIONAL STUDENTS INC

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March 17, 2019

Mr. Len Kendall  
Planner I  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

## LETTER OF INTENT

**RE: Monument Steel Structures**  
**18910 Base Camp Road**  
**Monument, CO 80910**  
**Tax Schedule No.: 7111303005**  
**Zoning: CC (Commercial Community)**

Dear Len,

The site consists of 4.0 (+-) vacant acres. Located North of Deer Creek Road, East of Monument Hill Road, South of Greater Europe Mission and West of Base Camp Road. The property is zoned CC (Commercial Community). Our proposed use is described below:

### **Primary Use: Office with Accessory Commercial Structures and Uses**

It is our intent to develop and construct a sales office with display structures that will consist of the following:

- **Office Building:** One (2) two story structure for the sales office. The total area of this building will be approximately 2,400 square feet.
- **Display Buildings:** Will consist of approximately 2,100 square feet of product display buildings. One building consist of 900 square feet and another at 1,200 square feet.

### **Special Use Permit Request: Mini Warehouse and RV Boat Storage**

In addition to the sales office and display structures, it is our intent to develop and construct Mini Warehouse and RV Boat Storage that will consist of the following:

- **Building 1:** Will consist of approximately 8,700 square feet of indoor private storage.
- **Building 2:** Will consist of approximately 19,840 square feet of indoor private storage.
- **Building 3:** Will consist of approximately 14,640 square feet of indoor private storage.
- **Building 4:** Will consist of approximately 8,496 square feet of indoor private storage.

The proposed uses are applicable to the Master Plan for this area in that adjacent properties offer similar commercial uses, including offices, warehouse and storage uses. The proposed uses would nicely complement Monument Hill Self Storage and the Monument Hill Business Park projects adjacent to the site. The intent would place it in a different category between these two projects and would provide a good alternative for the different tenants.

The size, scope, and design of the proposed development is harmonious with the surrounding buildings. The building elevations are included with this letter for reference. The neighbors have been notified of our intentions (see attached letter). Given the proposed uses, we do not anticipate excessive use of public facilities and services because of this proposed development.

The project will access off Base Camp Road and will generate traffic demands in conformance with the master traffic study resulting in a minor impact to Deer Creek Road, Monument Hill Road and adjacent streets. It has been the industry's opinion that a project of our size will generate approximately ~25 trips on our busiest day, Saturday.

The special use will comply with all local, state, and federal laws and regulations regarding 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 along with meeting the 10-20% requirements per the Town of Monument Comprehensive Plan Update. The landscaping will be composed of trees, shrubs, and grasses, as well as mulches and groundcovers that are hardy to the native land and provide year-round variation.

The site will include a water quality and detention pond to treat developed flows and release off the site at or below historic levels preserving downstream receiving waters and facilities.

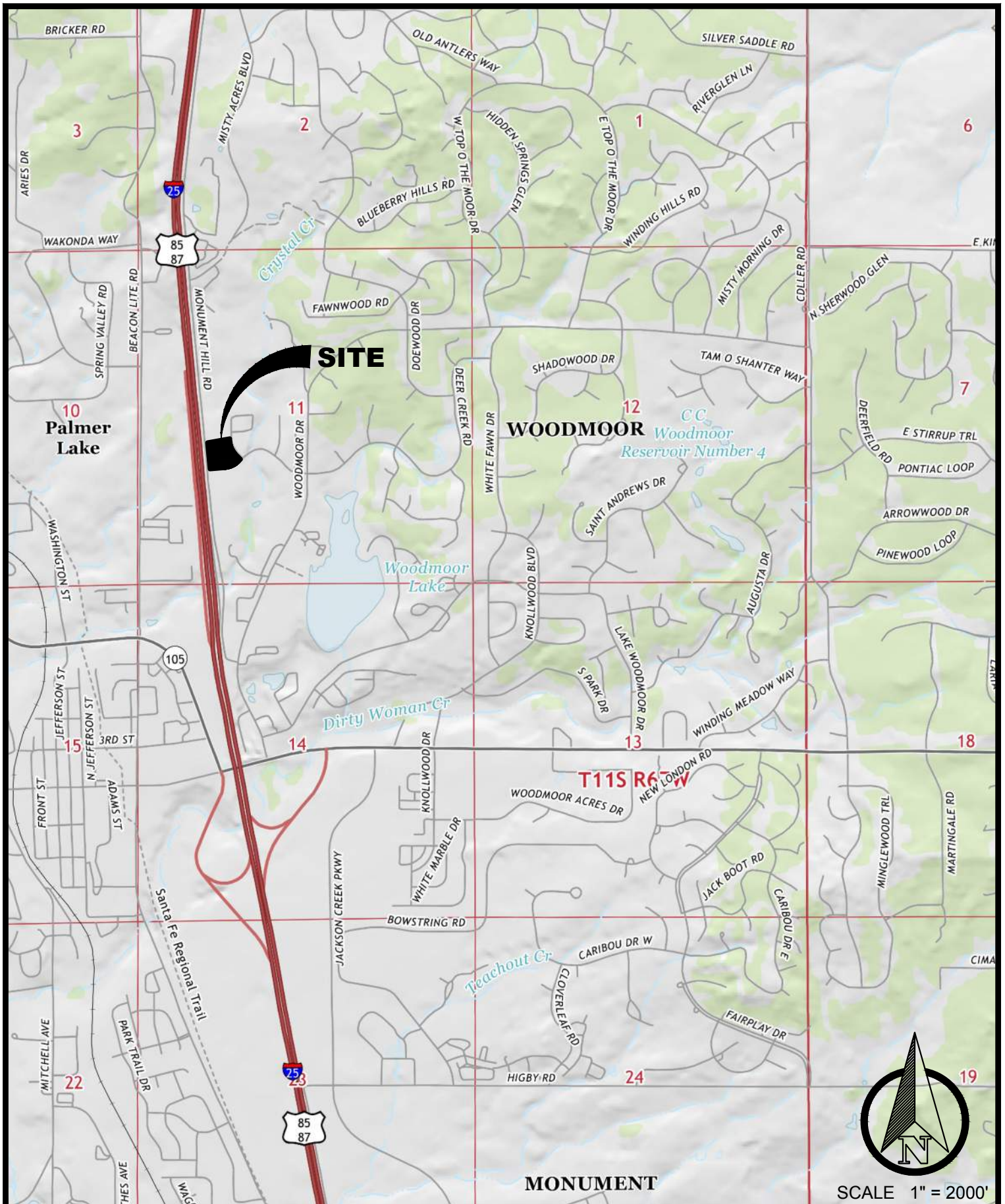
The proposed use and development will not be a detriment to the public health, safety or welfare of El Paso County residents. The special use conforms to all other applicable County rules, regulations or ordinances.

Please feel free to contact me at 303-257-7653 or [todd@terraformas.com](mailto:todd@terraformas.com) with any questions or comments.



Todd A. Johnson, P.E., President  
For and on behalf of:  
**Terra Forma Solutions, Inc.**















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Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.45

Sent to

Street and Apt. No. or PO Box No.

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**MONUMENT, CO 80132**  
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Certified Mail Fee \$3.50  
Extra Services & Fees (check box, add fee as appropriate)  
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Postage \$1.15

Total Postage and Fees \$7.45

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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Mr. Eric Pearson  
8475 Oak Way  
Arvada, CO 80005

1. Article Addressed to:  
Monument Hill Business Park LLC  
1945 Deer Creek Road  
Monument, CO 80132

2. Article Number (Transfer from service label)  
9590 9402 4769 8344 7717 49

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
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☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (over \$500)  
☐ Insured Mail Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

5. Received by (Printed Name) ☐ Agent ☐ Addressee  
6. Date of Delivery

7. Signature

8. Signature Confirmation

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BROOMFIELD, CO  
80021  
JUN 10, 19  
AMOUNT  
**\$7.45**  
R2303S102922-05

Monument Hill Business Park LLC  
1945 Deer Creek Road  
Monument, CO 80132





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<p>1. Article Addressed to:</p> <p>DEACROSE RANCH LLC PO BOX 60477 COLO SPRGS, CO 80960</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8220</p>		<p>5950 9402 4442 8248 9631 16</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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<p>1. Article Addressed to:</p> <p>Greater Europe Mission 13950 Base Camp Road Monument CO 80132</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8268</p>		<p>5950 9402 4442 8248 9630 55</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

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<p>1. Article Addressed to:</p> <p>David J Wolf Billie E Wolf 601 W Highway 30 Kimball, NE 69145</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8237</p>		<p>5950 9402 4442 8248 9630 79</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

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<p>1. Article Addressed to:</p> <p>Base Camp Road LLC 18925 Base Camp Road Monument CO, 80132</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8251</p>		<p>5950 9402 4442 8248 9630 48</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

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<p>1. Article Addressed to:</p> <p>MONUMENT HILL SELF STORAGE, LLC C/O JULIE ARONSON PO BOX 310 MONUMENT, CO 80132</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8299</p>		<p>5950 9402 4442 8248 9630 93</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

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<p>1. Article Addressed to:</p> <p>PALEN DEVELOPMENT, LLC 1845 DEER CREEK RD. MONUMENT, CO 80132</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 6905 8206</p>		<p>5950 9402 4442 8248 9630 86</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			



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- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

MONUMENT HILL BUSINESS  
PARK, LLCPO BOX 1748  
LAKE ARROWHEAD, CA  
92352

9590 9402 4442 8248 9631 09

## 2. Article Number (Transfer from service label)

7018 1130 0001 6905 8213

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

MARTY SIEVERS

## C. Date of Delivery

4/2/19

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes  
☐ No

## 3. Service Type

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| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
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Restricted Delivery