

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.

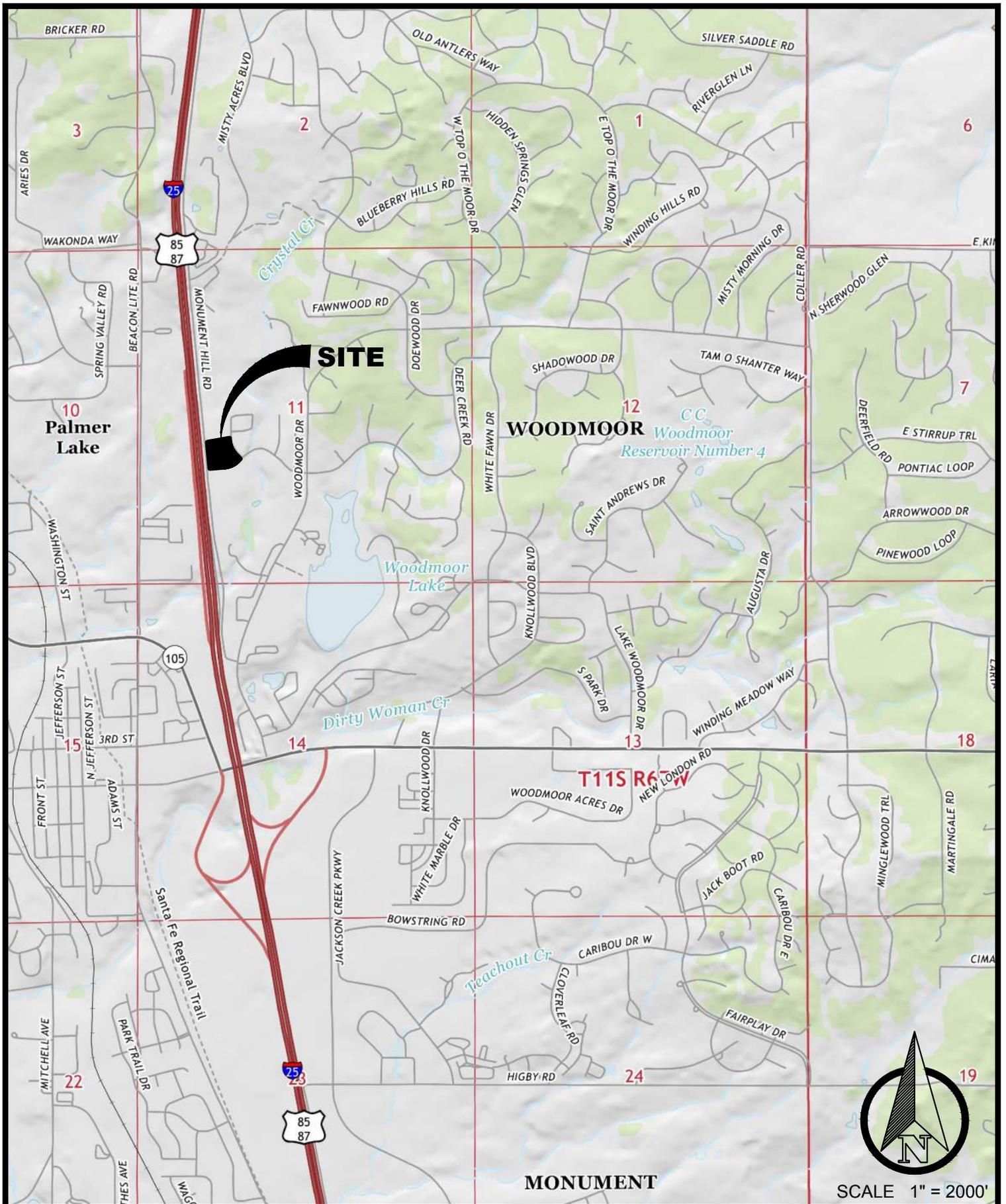
The site will include a water quality and detention pond to treat developed flows and release off the site at or below historic levels preserving downstream receiving waters and facilities.

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 with any questions or comments.



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



SCALE 1" = 2000'



**MONUMENT STEEL STRUCTURES
VICINITY MAP
MONUMENT, COLORADO**

Sheet
VM
Date
FEB 2019



KEYMAP

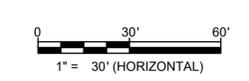


KEYNOTES:

- ① ENTRY GATE
- ② ENTRY GATE KEY PAD
- ③ 2 STORY OFFICE
- ④ DISPLAY BUILDING (30'X30')
- ⑤ DISPLAY BUILDING (30'X40')
- ⑥ 6" CURB AND GUTTER (SPILL)
- ⑦ 6" CURB AND GUTTER (CATCH)
- ⑧ 4' CROSSSPAN
- ⑨ 9'X19' ADA PARKING STALL
- ⑩ SIDEWALK
- ⑪ LANDSCAPE AREA
- ⑫ STOP SIGN
- ⑬ DETENTION POND
- ⑭ RETAINING WALLS
- Ⓜ PARKING COUNT
- ① PROPOSED WATER
- ② PROPOSED FIRE HYDRANT
- ③ PROPOSED SANITARY
- ④ PROPOSED STORM
- ⑤ PROPOSED UTILITY CONNECTION POINT

NOTES:

- ALL RADIAL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
- ALL HORIZONTAL DIMENSIONS ARE TO FLOWLINE AND BUILDING EDGE UNLESS OTHERWISE NOTED

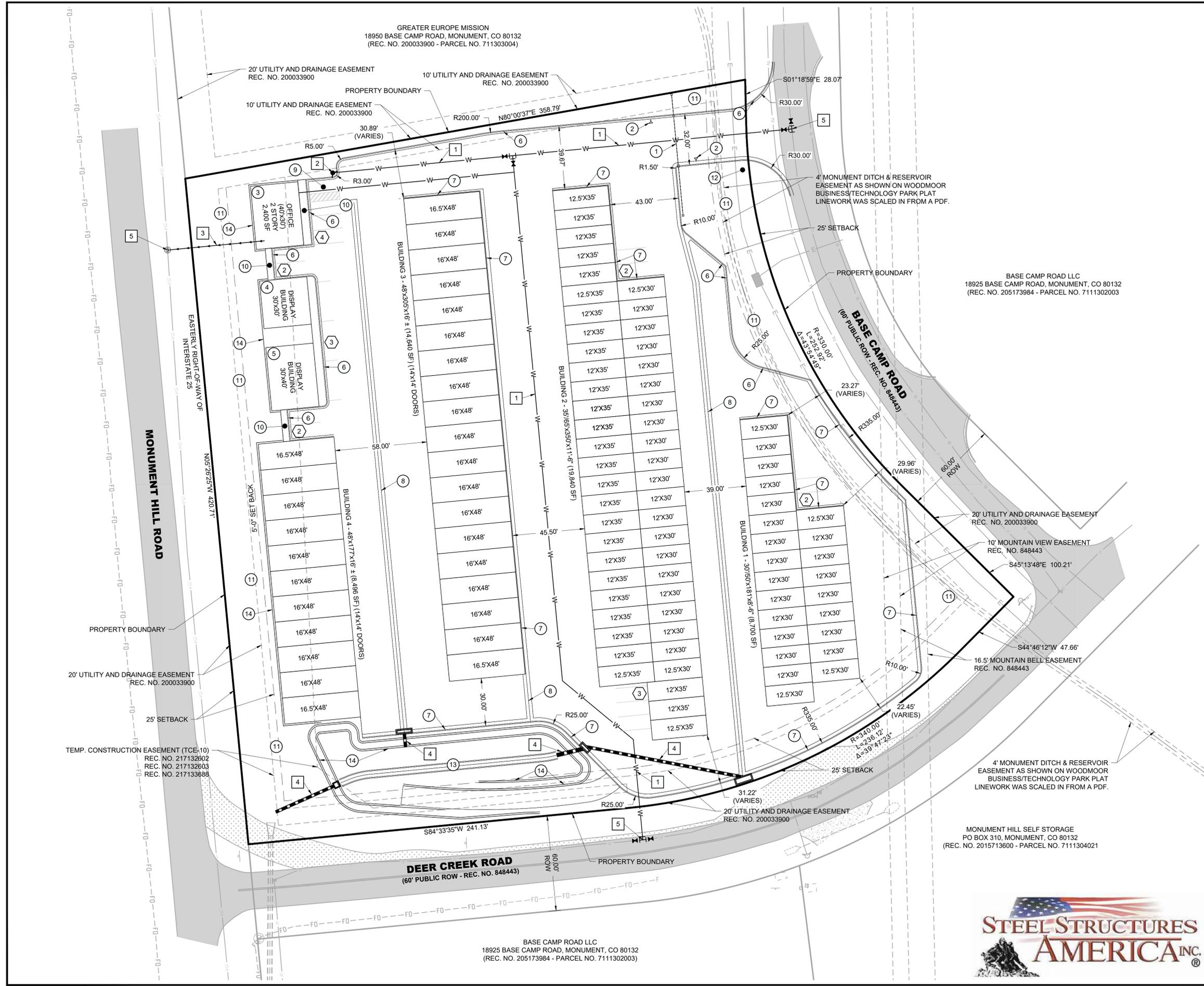


REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
 SITE AND UTILITY PLAN
 18910 BASE CAMP ROAD
 MONUMENT, COLORADO

PROJ NO: Steel Structures
 ENG :
 CHKD:
 DATE: 03/25/2019

SHEET NUMBER
SP
 2 OF 7



GREATER EUROPE MISSION
 18950 BASE CAMP ROAD, MONUMENT, CO 80132
 (REC. NO. 200033900 - PARCEL NO. 711303004)

BASE CAMP ROAD LLC
 18925 BASE CAMP ROAD, MONUMENT, CO 80132
 (REC. NO. 205173984 - PARCEL NO. 7111302003)

MONUMENT HILL SELF STORAGE
 PO BOX 310, MONUMENT, CO 80132
 (REC. NO. 2015713600 - PARCEL NO. 7111304021)

BASE CAMP ROAD LLC
 18925 BASE CAMP ROAD, MONUMENT, CO 80132
 (REC. NO. 205173984 - PARCEL NO. 7111302003)



P:\Steel Structures - Monument, CO\03 - Design\Research\1-25a-Development Plans (SP)\11-Site and Utility Plan.dwg, 3/24/2019 10:31:12 AM, rjoneson, 1:1

7018 1130 0001 6905 8237

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KINDLY RETURN TO OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee \$0.00 per (rate))	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.45



Sent to: *David J and Billie L Dole*
 Street and Apt. No., or PO Box No.: *201 W. Highway 30*
 City, State, ZIP+4®: *Kimball, NE 69145*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee \$0.00 per (rate))	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.45



Sent to: *Greater Epic Mission*
 Street and Apt. No., or PO Box No.: *18950 Rose Camp Road*
 City, State, ZIP+4®: *Monument, CO 80132*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0001 6905 8244

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee \$0.00 per (rate))	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.45



Sent to: *PALEN DEVELOPMENT*
 Street and Apt. No., or PO Box No.: *1845 Deer Creek Road*
 City, State, ZIP+4®: *Monument, CO 80132*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee \$0.00 per (rate))	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.45



Sent to: *PALEN DEVELOPMENT*
 Street and Apt. No., or PO Box No.: *1845 Deer Creek Road*
 City, State, ZIP+4®: *Monument, CO 80132*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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
 Camp Road LLC
 Street and Apt. No., or PO Box No.
 1325 Camp Road
 City, State, ZIP+4®
 Honolulu HI 96813

Postmark Here
 DENVER CO 80204
 MAR 26 2019
 03/26/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 HONOLULU, HI 96813

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
 HONOLULU Hill Self Storage
 Street and Apt. No., or PO Box No.
 PO BOX 510
 City, State, ZIP+4®
 HONOLULU, HI 96813

Postmark Here
 DENVER CO 80204
 MAR 26 2019
 03/26/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE
 COLORADO SPRINGS, CO 80940

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
 DILLON RANCH LLC
 Street and Apt. No., or PO Box No.
 PO BOX 60477
 City, State, ZIP+4®
 COB SPRGS, CO 80960

Postmark Here
 DENVER CO 80204
 MAR 26 2019
 03/26/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE
 LAKE ARROWHEAD, CA 92552

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
 HONOLULU Hill BUSINESS PARK
 Street and Apt. No., or PO Box No.
 PO BOX 1748
 City, State, ZIP+4®
 LAKE ARROWHEAD, CA 92552

Postmark Here
 DENVER CO 80204
 MAR 26 2019
 03/26/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MONUMENT, CO 80132
OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$7.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> 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. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Mr. Eric Pearson
 8475 Oak Way
 Arvada, CO 80005



PS Form 3811, July 2015 PSN 7530-02-000-9033

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

B. Received by (Printed Name) Addressee

C. Date of Delivery

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

3. Service Type

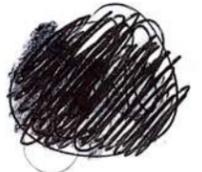
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input 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
<input type="checkbox"/> Insured Mail (over \$500)	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Domestic Return Receipt



U.S. POSTAGE PAID
 FCM LG ENV
 BROOMFIELD, CO
 80021
 JUN 10, 19
 AMOUNT
\$7.45
 R2303S102922-05

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



6049 5849 0000 0606 8102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
DEACROSE RANCH LLC
PO BOX 60477
COLORADO SPRINGS, CO 80960

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8220

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jacqueline Beauvais Agent Addressee

B. Received by (Printed Name)
 C. Date of Delivery
3/28/19

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9631 16

Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Greater Europe Mission
13950 Base Camp Road
Monument CO 80132

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8268

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Lainie McDonald Agent Addressee

B. Received by (Printed Name)
Lainie McDonald C. Date of Delivery
3/28/19

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9630 55

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
David Jacob Wolf
Billie E Wolf
601 W Highway 30
Kimball, NE 69145

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8237

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Alisha Flea Agent Addressee

B. Received by (Printed Name)
Alisha Flea C. Date of Delivery
3/29/19

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9630 79

Domestic Return Receipt

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1. Article Addressed to:
Base Camp Road LLC
18925 Base Camp Road
Monument CO, 80132

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8251

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Christine Flint Agent Addressee

B. Received by (Printed Name)
Christine Flint C. Date of Delivery
3/28/19

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9630 48

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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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 SELF STORAGE, LLC
C/O JULIE ARONSON
PO BOX 310
MONUMENT, CO 80132

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8299

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Julie Aronson Agent Addressee

B. Received by (Printed Name)
Julie Aronson C. Date of Delivery

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9630 93

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PALEN DEVELOPMENT, LLC
1845 DEER CREEK RD.
MONUMENT, CO 80132

2. Article Number (Transfer from service label)
7018 1130 0001 6905 8206

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Amy Windham Agent Addressee

B. Received by (Printed Name)
Amy Windham C. Date of Delivery
3/28/19

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

9590 9402 4442 8248 9630 86

Domestic Return Receipt

