

March 3, 2023

**RE: Refine Motors LLC CUP for care sales. Case: PC23-0013**

As the Owner of Suites 110 and 111 that are adjacent to suites 112/113 and as Eldorado Association Condo Warehouse, LLC past president and current Vice President/Secretary I am concerned about the proposed CUP at this location. I am agreement if the sales remain within the suite itself and does not affect the outside parking in any manner.

Currently we do not have enough parking for everyday employees at the front of the condo association building without adding any additional outside parking for prospective sales of automobiles, and also If more cars are allowed inside the suite, it may impact the ability for this property owner to store their autobody cars that are normally being worked on inside.

If this CUP is allowed and more autobody cars of the primary business of this condo are stored outside in the back parking lot the owner is only allowed a maximum of 6 cars per an existing CUP that was placed on these suites many years ago to the previous owner and we are not even sure this was transferred or should have transferred with the sale of this property. At one time the previous owner had 46 cars in back and we cannot get into another position to ever allow this to happen again.

As far as I know the new owner of suite 112/113 has not contacted the Eldorado Warehouse Condo Association, LLC to discuss this with other owners and how it could impact parking at this site if any.

Our association has seen 1 mile taken when given and inch with previous owner and renters and we have seen the dumping of garbage and other items that come from transient people at night because junk cars are parked in and around our building. Also snow removal and semi deliveries is getting harder due to the growth of employees of other business within our building as more cars need parking spaces.

I will say in the last year the new owner has been very good about keeping autobody cars and discarded car parts to the very minimum and appears attentive to our association rules and is a welcome change to association.

If the new owner adheres to all stipulated rules per the new CUP and does not take up any more parking spots than currently used in either the back or front of building and does not try to push for permanent use of 6 spots in the back of the building due to having more cars parked within the suite that are for sale or is able to move any cars outside for snow removal in a timely manner I have no issue with the CUP. However, I do question the transfer of the 6 CUP parking spots in the back of the building that was given with the transfer of this ownership without discussion or consent by all owners of the building or association body.

Thank You,

James G. Shull

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