

Per EA21185 applicant is required to apply for a driveway access permit. Instructions will be provided on EDARP.

Letter of Intent

4/11/23

Add "PCD File No. AL237" to the header on the letter of intent.

Ref: 50,000 SF structure located at 3250 Slocum rd, Peyton CO 80831 Parcel #4335000015

Owners: Michael and Lourdes Monger

719-243-4467 michael_monger@hotmail.com

Zoning: Residential

To whom it concerns:

This letter is to establish a desire to work with the county to resolve code enforcement issues by applying for a special use permit to allow for agricultural/farm use only with the existing structure.

The special use is generally consistent with the applicable master plan and will be in harmony with the character of the neighborhood with a rural setting and will be compatible with the current allowable land uses in this area such as cattle ranching.

The impact of the special use will not overburden or exceed the capacity of public facilities and services under this special use request and is not currently.

The special use will not create unmitigated traffic congestion or hazards and is not currently. This structure currently has adequate legal access from Slocum road.

This special use will comply with all Federal, local and State laws concerning air, water, light and noise pollution.

The special use will not be detrimental to the public health safety and welfare of the present or future residents of El Paso county and currently is not. This special use will conform to all rules and regulations such as Farming and Ranching related use only.

We (the Mongers) purchased this property in 2021 and were unaware that one of the existing structures was in violation of county rules and regulations. We started litigation against the realtors and previous owners for other issues previous to being notified by El Paso county of being in violation. At this point we wish to get this matter resolved so that the property is usable again.

There are multiple structures on the property please state which structure(s) the request is for.

Previous EA21185 discussed a special use for a repair shop on the property please confirm if that is still the intention. Additionally, state the amount of traffic entering the site currently per day and the amount expected per day/week with the repair shop. Include any traffic from employees etc.

Per Resolution 19-471 road impact fees are applicable to any land use approval generating additional trips to the site. Please confirm applicant is aware of responsibility for payment of road impact fees and if the special use will generate additional trip generation.

Discuss if there will be any grading or additional land disturbance. As well as impacts to the floodplain crossing through the property. Further reports will be required in the site development plan review.