

Letter of Intent
PCD File # AL-23-007

4/11/23

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: RR-5

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 50,000 SF structure. The Agricultural exemption for the structure was revoked after the previous owner did not follow the rules for agricultural exemption.

There will be no additional traffic generated by this special use. The previously proposed special use (EA21-185) to establish a repair shop has been abandoned is no longer being considered. No grading or land disturbances will be associated with this special use as the structure is existing.

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 Faring 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 will be in compliance and will be usable again.