

Letter of Intent

Please indicate whether or not there will be any proposed development/land disturbance. If there is, please indicate the total area to be developed/disturbed and delineate it on the Site Plan.

Purpose:

The purpose of this letter is to request a variance of use for Kent & Chipley Gordon's property located at 9730 W. Hwy 24, Green Mountain Falls, CO 80819. The parcel size of the subject property is approximately 31 acres and is located on the north side of US 24 near Green Mountain Falls. It is currently zoned R-T.

Please also indicate how many employees work on the property and your days/hours of operations.

Contact information:

Mailing address – Kent & Chipley Gordon, P.O. Box 72, Green Mountain Falls, CO 80819

Phone - 719-684-3936

Email – kentg@impactcc.net

Variance Request:

We currently have about a dozen quarter horses and occasionally raise some grass-fed beef. We contract hay on two large ranches in Colorado where we store it until time to bring it to the subject property. From the subject property, we haul out a couple loads a day on gooseneck trailers to customers in our surrounding counties. We also have an average of 2-4 customers per day who come and pick up anywhere from a couple to 20 bales at a time.

For the past four years, we have used an existing barn on the property for hay storage. This past April, we built a new hay storage barn (60'x 64') in order to make it easier for unloading and loading. We obtained an agricultural exemption for the hay barn at the time and did not realize we were in non-compliance for selling hay from our property or the new barn. We are licensed agricultural dealers with the state of Colorado and always want to do business in compliance with the state and local government agencies.

It is our goal to request and obtain a variance in order to continue operating our family business here on our ranch.

You must specify exactly what you would like to permit. Your allowance will be dictated by the specificity in your letter of intent, so you want to be as specific as possible. Include the size of the building, and every aspect of the use, including a maximum number of trips generated. Your letter of intent needs to show compliance with all aspects of the applicable section of the Land Development Code in order to justify the case (for a variance of use, it should be Section 5.3.4 and for a rural home occupation as a special use, you will need to demonstrate compliance with both sections 5.2.29(B) for the home occupation and 5.3.2 for the special use). It is to your benefit to be as specific as possible in your request.