

All Do Landscaping - Contractors Equipment Yard - Rural Home Occupation

Property Owners: Celia Rojas Zuniga, Victor Castaneda Jaramillo

12555 Garrett Rd, Peyton CO 80831

719-367-8469

vic09jen11@gmail.com

Tax Schedule No: 4319001033

Acreage: 5 Acres

Zoning: RR-5

Please edit: "I will access from the existing driveway off of Richardson Lane. The Home Occupation will not directly access Garrett Road."

Request: Request is for approval of a Rural Home Occupation as a Special Use permit to allow for contractor's equipment yard for my landscape business as depicted on my site plan. I have a 500 sf office in my existing accessory building for my business. I access from existing driveway. The proposed special use is non-invasive to adjacent property and will be harmonious with neighbors. I will fence the two sides that the neighbors see with 6' cedar opaque fence.

I will conform to all applicable laws and regulations. Items stored will include landscape material, my work truck, and trailer with my tractor on it. I live on my rural property and my business is locally owned business in large lot residential place type. My property is constant with the placetype.

I will only have 2 employees when needed so impacts to traffic and infrastructure will be minimal if any. The use does not overburden utilities, water or septic or adjacent properties.

-- Is this the size of a standard passenger vehicle? Describe the type of all business vehicles that will be visiting/parked on the property.
-- I will add the Special Use criteria from the Land Development Code into my EDARP comment. Please copy and paste this into your letter of intent and address each of the criteria.
-- I will also add the relevant Home Occupation criteria into my EDARP comment. Please copy and paste this into your letter of intent and address each of the criteria.

-- Please detail the type of landscaping material.
-- Add a statement that all outside storage will be contained within the fenced area on the site plan.
--What method of dust control will you have in place?

Please include the following in your Letter of Intent:

- A statement confirming that runoff generated from the outdoor storage area and the existing accessory building associated with the rural home occupation will not adversely impact neighboring or downstream properties or alter existing drainage patterns.
- A statement noting that a portion of the parcel is located within FEMA Flood Zone A, as identified on Flood Insurance Rate Map 08041C0561G, and that the proposed outdoor storage area and existing accessory building associated with the proposed rural home occupation are located outside of the designated floodplain.
- A statement noting that EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at the time of approval of this application.
- A section referencing EPC Engineering Criteria Manual (ECM) Appendix B, Section B.1.2.D, discussing how the business meets all applicable criteria for a Traffic Impact Study (TIS) exemption.

"Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or peak-hour trip generation is less than 10; (2) no additional minor or major roadway intersections are proposed on major collectors, arterials, or State Highways; (3) the increase in vehicular trips does not exceed the existing trip generation by more than 10 peak-hour trips or 100 daily trip ends; (4) the change in the type of traffic generated (such as the addition of truck traffic) will not adversely affect traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable Level of Service (LOS) will be maintained on adjacent public roadways, accesses, and intersections; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident concerns; and (7) there is no change in land use involving access to a State Highway."