



J.R. Olson Excavating
A division of AAA bobcat, Inc.
www.jrolsonexcavating.com
www.aaabobcat.com
16150 Murphy Road, Peyton, CO 80831
(719) 749-0288 (719) 499-5176 (Mobile)

September 21, 2020

Specify what you are doing on the property.

El Paso County Land Development

Letter of Intent

John Olson
Tara KOlson
16150 Murphy Rd
Peyton, CO 80831
719-499-5176 John's Mobile
719-499-8038 Tara's Mobile
e-mail: jrolsonex@aol.com

Please edit to say "Contractor's Equipment Yard as a rural home occupation." You need to specify what the special use is for. If you are doing excavation ("Mineral and Natural Resource Extraction Operations, Commercial") then you need to specify what you are extracting, what you are doing with it, and where its located on the property.

Site Location : 16150 Murphy Road, Peyton, CO 80831 Size: 39.09 acres Zoning: Residential

We request a special use to continue to run our ~~Excavation~~ company from our home, as we have for the last 24 years. We are not proposing any change to what we have been doing. We currently have a 3,776 square foot shop building in which we store and repair equipment, a 24x36 barn storage area, 3 small 8x12 storage buildings 2 of which are personal not business and a materials yard area where we store excess material. The storage yard has trees planted on the north and south sides, they are large mature trees that have been there at least 8 years. We have 6 pieces of equipment, three dump trucks and three equipment trailers. Most of the equipment is either stored in the shop building or is left on job sites. Our business hours are normally 6 am to 6 pm. Customers do not come to the property. We currently only have 3 employees besides ourselves, however we have had up to 5 employees in the past. Normally only 2 employees per day come to the property at 6 am and are gone by 6 pm and normally first in the morning and at the end of the day depending on the day we have never had more than 3 employees come to the property and we don't intend on having any more than that. We do reside on the property. The main driveway accesses both our home and shop and is maintained and gated.

Please discuss in your letter of intent what the land disturbance on the north east corner of the parcel is. Is this soil being moved to other sites? Is it continually being excavated? Explain any relevant details pertaining to this.

The criteria below need to be addressed in the letter of intent:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
- The intent of this Code and the specific regulation in question is preserved;
- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- ✓ 1. Owner/applicant and consultant, including addresses and telephone numbers.
- ✓ 2. Site location, size and zoning.
- ✓ 3. Request and justification.
- ✓ 4. Existing and proposed facilities, structures, roads, etc.
- 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- 6. The purpose and need for the change in zone classification.
- 7. The total number of acres in the requested area. 40
- 8. The total number of residential units and densities for each dwelling unit type. 4
- 9. The number of industrial or commercial sites proposed. 2
- 10. Approximate floor area ratio of industrial and/or commercial uses. approx 1.25 acres
- 11. The number of mobile home units and densities. 1
- 12. Typical lot sizes: length and width. NA
- 13. Type of proposed recreational facilities. NA
- 14. If phased construction is proposed, how it will be phased. NA
- 15. Anticipated schedule of development. NA
- 16. How water and sewer will be provided. NA
- 17. Proposed uses, relationship between uses and densities. NA
- 18. Areas of required landscaping. NA
- 19. Proposed access locations. NA
- 20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads. NA