Letter of Intent for

16810 S Peyton Hwy, Colorado Springs CO 80928

Randal and Rosalinda Childers

(719) 683-5233

We currently own the lot located at 16810 S Peyton Hwy, a 30 acre lot that is zoned RR-5. It is our intent to begin a children’s agriculutural ministry that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to raise and care for small animals that can help expand their options, expand knowledge of herbs and local flora for health, water gardening (to include koi ponds) for alternate fertilization choices, and many other subjects as well.

The lot is located at the southwest corner of the intersection of Myers Rd and S Peyton Hwy. There is available power and phone lines brought to the location. The lot currently contains our primary residence, a barn, two sheds and a well shed that provides water to the property. We propose to add a fenced area for a small petting zoo, that we plan to have completed by end of Spring, so that people can have direct interaction with small animals that could be considered pets, a farm stand as a point of sale for the various items and handmade crafts that we will produce.

We plan to be open from April through September from 9am to 6pm Tuesdays through Saturdays. Any teaching periods would be during these hours, but none are scheduled ahead of time. There are no additional employees. Staff are the owners of Muddy Little Cowboy Ranch, LLC. We will be accepting teens from the high school next door for volunteer hours, but this will be on an occasional, as-needed basis.

Parking, as noted in the site plan, will be 9’x18’ slots in dimension, with about 4-6 slots, which should be far more that any need for the foreseeable future.

There will be no waste water resulting from this Special Use. Septic requirements will be taken care of through the use of a porta-potty (with the ability to increase the number if that ever was needed). Water for the vegetable plants and animals is provided by a well located on the property, as noted in the site plan.

Children have been our whole life from ministering to missionary work to being a preschool educator to fostering children. We would like to be able to continue to educate children in El Paso Country on agricultural life. It would benefit many children and their families to be able to come to this location at very low or no charge.

We don’t anticipate a significant increase in Average Daily Trips (ADT) of more than 8 per day. For the foreseeable future, most, if not all, of our ADT is anticipated to be from normal traffic in the area deciding to stop while making their normal travels.

Also, the land that will be utilized is land that we are already using. Estimation is approximate 1/2 acre where any visitors will simply join us where we are at. There is no anticipated expansion of current useage level, and no additional disturbance of land.

There is no negative impact to the South Central Plan. This Agritainment is not of significant size to even be considered low level development. The only potential impact to the South Central Plan is potentially to raise local awareness of the region which could only result in a net positive effect to any potential development of an anticipated possible Hanover Interchange in conjunction with a possible Front Range Toll Road. The location is outside of all foreseen land use requirements for the possible toll road and interchange as communicated within the South Central Plan.

Thank you for your time and consideration.

Randal and Rosalinda Childers