

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 agricultural 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' in dimension, with about 4-6 slots. Which should be far more than 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 County 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.

Thank you for your time and consideration.

Randal ar



- (C) Criteria. In approving a special use, the following criteria may be considered:
- The special use is generally consistent with the applicable Master Plan;
  - The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
  - The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
  - The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
  - The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
  - The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
  - The special use conforms or will conform to all other applicable County rules, regulations or ordinances.