

Homeowner & Company Owner name

Olvin Cerrato

Applicant Name

Ana Burgos

719-243-1855

info@cerratolandscaping.com

Property Address

3515 E. Blaney Rd. Peyton CO 80831*(will be updated after review as address will be assigned to the office)

Property Tax Schedule Number

4300000470

Zoning of Property

A-35

EDARP File Number

AL265

Letter of Intent - 3515 East Blaney Rd, Peyton CO 80831

The special use is generally consistent with the applicable Master Plan, it agrees with the suburban residential | single family detached as we will cover material with fencing (**see comment A on notes**), as no work is being conducted on site & it will not cause disturbance to neighbors as we will make sure to comply with everything need and install trees/other to make sure we do not cause disturbance as one of the homes down the road(do not have exact address).

We currently have a container that is around 40'long by 7' wide and 9' tall office rented through zircon container company. This is planned to be removed to create a space for a mobile home(trailer home) that is around 60' by 20'.

It will be in harmony with the character of the neighborhood,as it will not cause impact to the surrounding areas as work is not being performed on site but simply storing of material. trucks, & office.

Will generally be compatible with the existing and allowable land uses in the surrounding area & does not overburden or exceed the capacity of public facilities and services.

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access since there are no extra streets being added. We currently have a total of 15 employees, with passenger vehicles so around 15 passenger vehicles if they do not car pool. 3 of these employees arrive from a window of 6:30AM - 7:10AM on average, 12 of these arrive in a window from 7:20AM-7:45AM.

Their departure times vary, one of our employees in the office has a very flexible schedule so they sometimes leave at any given time of the day to work remotely & for personal reasons. For the most part our other employees in the office(2) usually leave from a window of 3:30PM-4:00PM. Our field employees head out of our yard in a window from 7:40AM-8AM to their given job sites, they leave on an average of 5 trucks, 4 with trailers, their return times vary depending on the season but for the most part they are back from 4:30PM-5:15PM. We have one delivery truck(for our sites) at the moment, which leaves for their first trip of the day around 8AM and they make around 3 more trips the day which vary in time, and they end their day around 5PM. To go home, our field guys(12) leave in a given window from 4:40PM- 5:40PM, depending on what time they get to the yard and after their shift and if they need to prepare anything for the following day & weather.

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We currently store aggregate material on site to use on our projects such as 1.5" decorative rock, 3-4" Decorative Rock, Boulders, Mulch, Compost, Pea Gravel & 2-4" Cobble, on average we have around 20 piles of material. We get on average 2 semi-trucks of material per week (September-April | 8 months) and in our busy season (May-August | 4 months) around 4 semi-trucks per week, which these semi-trucks are not owned by us, they just deliver to our site, and these deliveries usually occur after 9am and before 3:30PM. We also have 2 more containers that we use for storage purposes, around 40' long by 9' tall, & 7' wide that we store material like edging, screws, and irrigation material in. We also have around 11 trailers in total, 6 plows, 1 gas tank (only for business purposes - size of tank - tank gas permits | "inspection" (fire protection district)- department of public works development services engineering (blue comments), 1 diesel tank (only for business purposes), pavers, & flagstone on site.

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution & will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

Orange comments are from storm water