

Homeowner & Company Owner name

Olvin Cerrato

Applicant Name

Yolanda Monroy

719-331-5485

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

To: El Paso County Planning & Community Development

Dear Planning Staff,

I am submitting this Letter of Intent in support of a proposed rezoning request for a portion of my property located at 3515 E Blaney Rd in Peyton, Colorado.

The request is to rezone approximately 5 acres of the existing 35-acre parcel from A-35 (Agricultural) to CS (Commercial Service) to allow for the development of a small, low-impact landscaping contractor office and staging area.

The intent of this project is to establish a professionally designed and well-maintained site that supports a local landscaping business while minimizing impacts to surrounding properties. The proposed development has been carefully planned to align with El Paso County Land Development Code Chapter 5 standards and includes the following key elements:

- A clearly defined site layout separating office, equipment, and material storage areas
- Controlled vehicle traffic limited to employee trips during standard business hours
- A comprehensive 30–50 foot landscaped buffer with berms, trees, and shrubs to fully screen operations from adjacent properties
- A drainage and grading concept designed to direct stormwater away from neighboring parcels
- A clean, organized, and low-intensity operational design to maintain compatibility with the surrounding rural character

The proposed use is not intended to function as a high-traffic commercial operation, but rather as a low-impact service use that supports the local community. The site has been positioned near roadway frontage to reduce internal impacts and improve accessibility.

It is my goal to work collaboratively with County staff to ensure this project meets all applicable requirements and addresses any concerns prior to formal approval. I respectfully request feedback on this proposal and guidance on the next steps in the rezoning process.

Thank you for your time and consideration.

