

Artemio Mendoza
Gloria Poncedeleon
PCD File AL2510

12805 Old Pueblo Rd
Fountain, CO 80817
mendoza_construction@live.com
719-499-6508
719-232-9494

May 5, 2025

Subject: Letter of Intent for Construction of Agricultural Building

To Whom it May Concern,

I am writing to express my intent to proceed with the construction of an agricultural building located at 12875 Old Pueblo Rd, to support the ongoing and future operations of MP Ranch. The size of agricultural structures shall not exceed two (2) times the size of the building footprint of the principal use or 5,000 square feet, whichever is greater. Any agricultural structure exceeding the above allowance shall require special use approval.

The proposed building will be an approximately 5,000 square feet metal building barn and is intended for general agricultural purposes. The structure will be used for agricultural implements and machinery, such as tractors and tractor attachments, when used as part of a farming or ranching operation as defined by Chapter 1 of this Code. It will also be used for agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch. The structure will be designed and constructed in compliance with all applicable local, state, and federal regulations, including zoning and environmental standards. Drainage from the proposed barn construction will not adversely impact downstream or neighboring properties. The building will be sitting at a higher elevation with a stormwater runoff system. The PCD Director may approve an exterior appearance that does not meet the specific requirements of this Section provided the proposed agricultural structure meets the purpose of this Section and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.

Please feel free to contact me at 719-499-6508 or mendoza_construction@live.com if any further information or clarification is needed.

Thank you for your attention and support.

Sincerely,
Artemio Mendoza
Owner

V1 comment: Please add how the exterior appearance will meet a minimum of three of the design features of 5.2.5.C

Will you be requesting: *"The PCD Director may approve an exterior appearance that does not meet the specific requirements of this Section provided the proposed agricultural structure meets the purpose of this Section and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section."* as discussed?

This statement is confusing. Please add the request.

If you are requesting PCD approval please state how your alternative design will meet the code.