

Letter of Intent for Special Use

2/16/2026

Jimmy Valdez
17645 Blue Lake LN
Peyton, CO 80831
Property Tax schedule Number: 421300227
Zone: R R-5
Email: jim.valdez6973@icloud.com
Phone: 719-492-1096

To Whom it may concern:

This is a request for special use, Home Occupation, of a section of the property. This property is also primary residence. The home occupation area will be used for commercial storage of supplies, materials and equipment. The work performed onsite will be loading, unloading supplies, equipment and materials. The remainder of the commercial work is performed off site.

Per the Land Development Code Chapter 5 Section 5.2.50 Shipping containers. There are 3 shipping containers on site used for storage of materials and equipment. They are not located within the 50' set back of the property lines. They will be painted to be compatible with the surrounding buildings.

The area that is being requested is approximately 15,020SF. The area is less than 5% of the total 7-acre lot size. The area requested is also set back a minimum of 50' from all property lines. This location is called out on the submitted drawing and is in accordance with the Land Development Code Chapter 5 Section 7 A.

Land Development Code Chapter 5 Section 7B Employees
A maximum of 2 employees will be allowed on site who are not family members per day. Parking for the employees will be limited to existing driveways and parking areas.

Land Development Code Chapter 5 Section 7C Trips Generated by home occupation Limited

The total number of one-way vehicle trips generated shall not exceed an average of 15 trips per day. The home occupation will not have clients or delivery vehicles on site.

Land Development Code Chapter 5 Section 7D Inoperable Vehicles

There will no inoperable vehicles on site.

Land Development Code Chapter 5 Section 7E Environmental

The use of this area will not result in generating solid or hazardous waste. The activities performed will not generate excessive noise, vibration, dust, glare. There will be no activities to cause erosion or other environmental impact to this or surrounding lots or parcels.

Thank you,

A handwritten signature in black ink, appearing to read "Jimmy Valdez", with a stylized flourish at the end.

Jimmy Valdez

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