



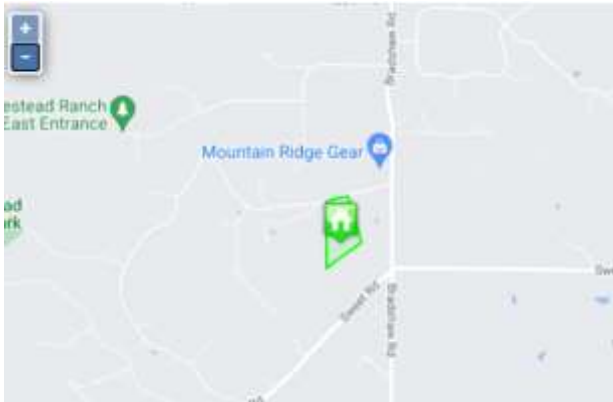
June 9, 2024

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Letter of Intent
Application for Special Use Permit for Metal Barn Construction
File Number: AL2411

The owner of the property is Evan & Heidi Hiatt; phone (303) 717-9710; ehiatt.656@gmail.com.
The applicant is Mark Walp, 3I, LLC; 719-493-2252; mark@3illccontracting.us.

The property address is 17625 Person Dr., Peyton, CO 80831. The property tax schedule number is 4124005006. Legal Description is Lot 1 Crocker Sub No3. The parcel is zoned A-5 and is not subject to overlay zoning.



This special use permit is submitted in compliance with the applicable requirements of the current Land Development Code and per the review criteria standards, 5.3.2. This special use permit is generally consistent with the applicable Master Plan.

- The property is located within a zoned rural, agricultural area of the county and will generally be compatible with the existing and allowable land uses in the surrounding area.

Please provide explanations of how this meets the master plan instead of just listing the general statements.

- The proposed changes will not overburden or exceed the capacity of public facilities and services. The property maintains its own well and access to the electric grid.
- The proposed changes will not create unmitigated traffic congestion or traffic hazards. The use of the property is not intended to change or the intensity of the use proposed to change.
- The proposed changes are designed to comply with the current local county, state and federal laws and regulations.
- There will be no impact to the public safety or welfare. The proposed changes are planned to further support the existing use of the property.
- The proposed improvements are being designed per applicable county rules and regulations.





The Hiatt residence is a 15-acre residential parcel purchased on 3/7/22. The Hiatt’s are looking to build a structure to shelter their livestock, agricultural machinery and have an indoor arena so they can exercise their horses out of the elements. The Special Use Permit request is submitted in compliance with the applicable requirements of the current land development code and per the review criteria standards 5.3.2. The special use process considers the location, design, configuration, intensity, and other relevant factors pertaining to the proposed uses. The use of the property has not changed nor has the intensity of the use changed.

The proposed permit demonstrates conformance with the following standards listed in 5.2.5:

- (A) **Use of Agricultural Structure.** The structure is designated as a shelter for livestock and agricultural machinery.
- (B) **Size of the Agricultural Structure.** The structure exceeds the listed allowance and requires a special use permit.
- (C) **Exterior Appearance of Agricultural Structure.** 1. The structure will have appropriately sized doors to allow for livestock and agricultural machinery to enter and exit the structure. 2. The structure will have the following design features: Dutch doors, barn breezeway and exterior stalls.

And standards listed in 5.2.32 (C):

- (1) **Location of Barns, Corrals, and Stables.** The proposed barn location is located at least 25’ from the front, 25’ from the side, and 25’ from the rear parcel boundary line.
- (2) **Not Located Over Onsite Wastewater Treatment System.** The proposed structure will be constructed approximately 170’ from the onsite wastewater treatment system.

Please discuss and state that the structure will not have adverse stormwater drainage impacts to downstream or adjacent properties.

A driveway access permit is required. Apply for permit on EDARP.
<https://epcdevplanreview.com/>
lower bottom right corner
"Initiate a Minor Application"
Open Ditch driveway.

Discuss how erosion will be prevented around the new AG building.