

06-29-2026
13596 Front St.
Peyton, CO 80831
Plat #: R00578
Zoning: CC

Letter of Intent

Proposed Change of Use – Retail to Café

To Whom It May Concern,

This letter serves as a formal statement of intent to convert an existing retail space into a small-scale café. We do not have information on when this structure was converted into a Retail Store, however it was documented as Retail during a site visit in February of 2018. The proposed café will be limited in scope and designed to operate as a low-intensity use within the existing building footprint.

The café will provide a maximum of 20 seats and will be staffed by approximately two employees at any given time. Daily customer volume is anticipated to average around 40-50 patrons. The menu will consist of light fare requiring only warming or reheating, including items such as waffles, breakfast burritos, pre-made pastries, cold sandwiches, and coffee beverages. No full commercial kitchen or extensive cooking operations are proposed.

This establishment is not intended to function as a fast-food restaurant, but rather as a small, neighborhood-oriented café with minimal operational impact. All activities are expected to be consistent with the scale and character of the surrounding area.

The existing parking contains 11 on-street spaces along Front St. and approximately 8 spaces along Main Street. The existing parking is not paved, but contains leveled gravel and parking stops. The proposed project will maintain these parking spaces, but is also proposing to convert two of the spaces into one accessible parking space with an accessible path to the main Entry.

The existing electric is with Mountain View Electric, our water is on well, and gas services are provided by Black Hills Energy and are intended to be used.

The sanitary leech field and grease interceptor were completed as a separate project with engineering provided by Entech Engineering.

No additional landscaping is proposed at this time.

Exterior lighting is not proposed to change at this time.

We respectfully submit this letter for consideration and are happy to provide any additional information as needed.

Sincerely,
Ross Hadley
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