

Letter of Intent

1. Owner/Applicant:

Robert and Samantha Christian
16230 Reata Rd.
Peyton, CO 80831
719-352-6625
719-332-2335

2. Site Location:

Site-16230 Reata Rd. Peyton, CO 80831

Size- 5.04 Acres

Zoning - RR-5

3. We, property owners and owners of Christian Construction Inc., are requesting to be allowed to park our dump truck and occasionally our skid loader and loader on our property. Everything will be garaged in our 5,000 sqft shop, within our 5.04 acres.

4. **Existing Structures**- Single Family Residential home. Shop 50' x 100'.
No Proposed facilities, structures or roads at this time.

5. n/a

5.3.2 Special Use

B. **Applicability.** No special use application shall be considered unless the underlying land is located within a particular zoning district, which allows the proposed special use.

Answer: My special use is generally consistent with the Falcon/Peyton Small Area Master plan because the location of the property lays within an Existing and Approved Rural Residential Density that encourages the use of the Rural Land Use Plan in a manner which concentrates residential home sites on the lease sensitive areas within parcels and allows the preservation of high quality open space areas as stated in 4.5.3 of the Falcon/Peyton Small Area Master Plan.

C. Criteria. In approving a special use the following criteria may be considered.

-The Special use is generally consistent with the applicable master plan.

Answer- Christian Construction is consistent with the master plan.

-The special use will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area.

Answer- Christian Construction is in harmony, or exceeds, with the character of the neighborhood and is compatible with existing and allowable land uses of the area.

-The impact of the special use does not overburden or exceed the capacity of public facilities and services or in the alternative the special use application demonstrate that it will provide adequate public facilities in a timely and efficient manner.

Answer- Christian Construction does not exceed or overburden any public facilities, as there are none. No public facilities are provided as no customers/ employees use the residential home for facilities.

-The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate legal access.

Answer- all traffic is mitigated and controlled. a maximum 6 daily trips are created, if not less. driveways are used for parking and no hazards are created on the road.

-The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light or noise pollution.

Answer- Christian Construction will comply with all local, state and federal laws regarding air, water, light and noise pollution.

-The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residence of El Paso County and/or.

Answer- Christian Construction will not be detrimental to the public health safety of welfare present or future.

-The special use conforms or will conform to all other applicable county rules, regulations or ordinances.

Answer- Christian Construction will conform to all applicable county rules and ordinances.

(C) Rural home occupations as a special use

- (1) Intent. The intent of allowing a rural home occupation as a special use is to provide a mechanism by which a business owner or entrepreneur may reasonably establish or expand their home occupation on a large residential or agricultural property in manner that protects neighboring properties from extreme or unreasonable impacts.

Answer– Christian Construction will have none, to very mild impact on the neighboring community. 6 daily trips at most from employees, no extra noise, air, or water pollution will be made. Home exterior and interior shows no sign of commercial use.

- (2) Where Allowed. a rural home occupation is allowed as a special use on any parcel or lot that is 5 acres (included a legally – created 4.75–acre parcel or lot along a section line road) or more in area and is located in a residential or agricultural zoning district.

Answer– Christian Construction is located on 5 acres in a rural resident zoning district, and therefore is allowed.

- (3) General Requirements. A rural home occupation by special use shall conform to all standard for locating and operating a rural home occupation except as otherwise modified by the standards and the special use approval.

Answer– Christian Construction is within the guideline for the standards and special use guidelines.

- (4) Special Provision and Allowances.

(a) Special use approval use required. Where a special use approval is required to locate and conduct a rural home occupation, the special use may be approved administratively except where an adjacent property owner objects. in the case where a written objection is filed, the special use shall be referred to the board of county commissioners for consideration.

Answer– Christian Construction will work with neighbors and / or county commissioners where it applies.

(b) Limit of administrative approval. A rural home occupation which receives administrative special use approval shall expire 5 years from the date of approval. The special use maybe renewed following the same procedure of the original application.

Answer– Christian Construction will revisit the special use permit in 5 years as needed.

(c) Special use fee. A rural home occupation by special use shall be subject to an application fee of 20% of the standard application fee for special use.

Answer– Christian Construction will comply will all agreeable fees for the necessary for the special use permit.

(d) Employees and Traffic. a rural home occupation approved by special use maybe approved to employ a maximum of 10 employees and generate a maximum of 50 daily trips.

Answer– Christian Construction will have a maximum of 6 daily trips, if not less than, mostly week days.