

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-Christian Construction Inc 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 least 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. 16230 Reata Rd., Plat# 4369, is in an RR-5 zone and is designated as an existing rural area and therefore a rural home occupation is appropriate.

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, by being in the RR-5 zone, we balance the land use of the 5.04 acres, by a vast majority of the property still being in its natural state, leaving opportunity for future residents. Important natural features that are critical to the function of natural systems such as, drainage, watersheds and wildlife still have plenty of land to use comfortably. We also believe that we preserve the rural character of the area by keeping our property, home and accessory structure, coherent with the community in aesthetics and character.

-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.-The impact of the special use does not over burden 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 is in harmony, or exceeds, with the character of the neighborhood and is compatible with existing and allowable land uses of the area. Of the 5.04 acres at 16230 Reata Rd., approximately 4.75 acres is still a natural landscape that is occupied by mule deer, fox, and other wildlife year round. There are easements on all four sides of the property, allowing easy access and promote the idea of mixed use to attract residence to the El Paso county Homestead Park. Christian Construction does not exceed or overburden any public facilities, as there are none on the residence. No public facilities are provided as no customers 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 10 daily trips are created, if not less. Driveways are used for parking and no hazards are created on the road. No cars/trucks will be parked on the road. Small vehicles and dump trucks will be the make the trips in and out of Reata Rd. Speed limits and all other traffic laws are followed in order to eliminate traffic hazards.

-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. Water usage does not substantially increase do to the small business on the property. Natural watersheds are left undisturbed, and all natural drainage is undisturbed and intact. No additional noise pollution is created by the minimal activity on the property from the small business.

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

Answer- Christian Construction will not be detrimental to the public health safety of welfare present or future. Christian Construction will comply to all applicable county rules and ordinances. All laws for traffic, noise, air, etc. will be respected and followed.

(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. Ten 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. Christian Construction Inc maintains the character of the rural area, with minimal land being used for structures. A minimal footprint created in order to preserve the core rural character of the area.

(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 ling 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. The 5 acres will remain vastly open space in order to protect and sustain a rural residential area. The residence will also maintain the aesthetic coherency and character with neighboring/adjoining properties.

(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. Christian Construction Inc. provides a well paying employment opportunities to a rural area. Also, a diverse employment opportunity for a multitude of age and skill sets in the rural area.

(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 expect 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 specail 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- All traffic is mitigated and controlled. A maximum 10 daily trips are created, if not less. Driveways are used for parking and no hazards are created on the road. No cars/trucks will be parked on the road. Small vehicles and dump trucks will be the make the trips in and out of Reata Rd. Christian Construction Inc will only employ a maximum of 10 employees, however, there is only one employee making the trip to the 16230 Reata Rd. location, Monday - Friday, only creating 2 trips, one in a one out.