

# Letter of Intent

Aaron Smith

13925 E US 24

Peyton CO 80831

719-351-4097

[Aaronsmith425@live.com](mailto:Aaronsmith425@live.com)

4233001001

Zoned A-35 A-5 with Special Use Permit

To Whom It Concerns,

I am proposing a change to the location on my property that I operate Branding Iron Trailer out of, in accordance with my special use permit. Currently we are very spread out and I would like to centralize all aspects of the business into one area. The goal of this is not to grow the business or increase the traffic but to make the current operations more efficient and to clean up the appearance of the property. The proposed plan will be to convert the current 60x64 building being used as a horse barn into a parts/sales room which would include a few offices and a bathroom as well as parts storage and, I will need to construct a 64x64x18 building next to this one to be used as the repair shop. This will allow me to have the trailers for both sales and service in one area. A cleaner, more defined parking area and a more defined area that is specified business. To summarize the purpose of this letter, we are proposing to continue operating as already approved with our special use permit and simply moving where these operations are executed on a daily basis.

We are an agriculturally based company that sells and services trailers designed to be used in an agricultural setting such as horse, stock, equipment, and dump trailers. On average we have 8-10 one-way trips daily within our open business hours of Monday to Friday 8:00 am to 5:00 pm. We have less than 2 inoperable vehicles on the property and all vehicles stored on the property for business purposes are agriculturally related. Our environmental impact will not impact any surrounding parcels as we are centrally located on our parcel and our daily operations do not consist of loud noises, hazardous wastes and we already have a good drainage system on the property, including a retention pond and creekbed.

## Please Include:

A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.

A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.

A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

A discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).