



Jack E. Reutzel
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October 30, 2023

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

RE: Letter of Intent
Approval of Location and Subdivision Exemption

Dear Ms. Herington,

Please find enclosed here our application for an Approval of Location and Subdivision Exemption on behalf of Peyton Fire Protection District for the construction of an unmanned fire station. Peyton Fire looks forward to working with staff to complete this project for the District.

Property Owner: Bennett Cullers Family Partnership, LLLP
P.O. Box 34
Peyton, CO 80831

Contract Purchaser: Peyton Fire Protection District
P.O. Box 98
Peyton, CO 80831

Authorized Representative: Jack Reutzel, Fairfield and Woods
1801 California St
Suite 2600
Denver, CO 80202

Site Location: A portion of parcel # 3100000255
Between Bradshaw Rd and Peyton Hwy, just south
of Sweet Rd



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Site Size: 2.5 acres

Site Zoning: RR-5

Request and Justification:

Peyton Fire Protection District is requesting an Approval of Location and Subdivision Exemption in order to construct a pole barn and cistern on the property to function as an unmanned fire station in order to decrease emergency response times in the area. This development is of minimal impact, and will not impact adjacent properties or existing stormwater runoff. The number of trips the unmanned station is anticipated to generate is minimal, approximately two per month, causing negligible impact to area traffic. Peyton Fire Protection District will purchase the property pursuant to a contract upon completion of the requested entitlements.

Existing and Proposed Facilities:

The property is currently vacant. A pole barn that will house a fire truck, and a cistern for water storage and truck filling onsite, are proposed to be constructed on the property. Access to the property is south from Sweet Rd.

Site Plan:

<i>Site size:</i>	2.5 acres Appx. 108,900 sf
<i>Zoning:</i>	Zoned RR-5
<i>Front/rear/side setbacks:</i>	25 feet
<i>Maximum lot coverage:</i>	25%



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Pole barn size:

50' x 80'

Cistern size:

30,000 gallons below grade, except for fittings and venting

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jack E. Reutz', is written over the typed name.

Jack E. Reutz
Fairfield and Woods, P.C.