

Letter of Intent (LOI), Site Plan Letter (SPL), Criteria of Approval Letter (CAL)

Revision 7
Jan 1, 2024

Included in this document are:

Letter of Intent (LOI)
Site Plan Letter (SPL)
Criteria of Approval Letter (CAL)

Letter of Intent (LOI)

Owner: Richard & Winifred Holmes

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Property Address: 16888 Elbert Rd, Peyton, CO 80831

Parcel: 4122000002

Zone: A-35

The area is rapidly growing and the new needs for additional services.

- The BEC provides a place for people to gather for activities, recreation, and entertainment without having to travel 20-30 miles as well as offering classes during week days.
- This variances are identified in Table 5.1 in the Land Development Code as Special Uses.

The parcel is located on Elbert Road, a major roadway, making is convenient for people to access.

- During weekend days, the BEC is to host events up to maximum of 50 people. The events to occur on weekend days and include, conferences, weddings, shows, music events, dinner theater, etc. Food & alcohol services would be available for the events.
- During week days, the building is used for classes in math, sciences, and performing arts.

Site Plan Letter (SPL)

Date: 2024-Jan-01

Parcel #: 4122000002

Zone: A-35

Size: 37.47 Acres

Location: 16888 Elbert Road, Peyton, CO 80831

Open Space: 80%

3 Existing Dwellings and 1, 4-car detached building

Adding Special Uses (per Table 5.1 in Land Development Code)

3,000 sq ft Business/Community Event & Learning Center

On-site Wastewater treatment is max 2,000 gal/day

Utilities:

1. Electricity supplied by Mountain View Electric Association (MVEA), some electricity is generated from Solar power. There are 2 MVEA transformers on the parcel to distribute electricity to metered connections. MVEA to add new facilities to support the Special Uses.
2. Water is sourced from wells on the properties. Currently, there are 2 wells in operation. Another well to be added to support the Special Uses.
3. Gas: Natural gas service is not available. Where needed, propane gas service to be added.
4. Telephone: Service provided by Century Link, however, mobile phones have replaced land-line telephone connections.

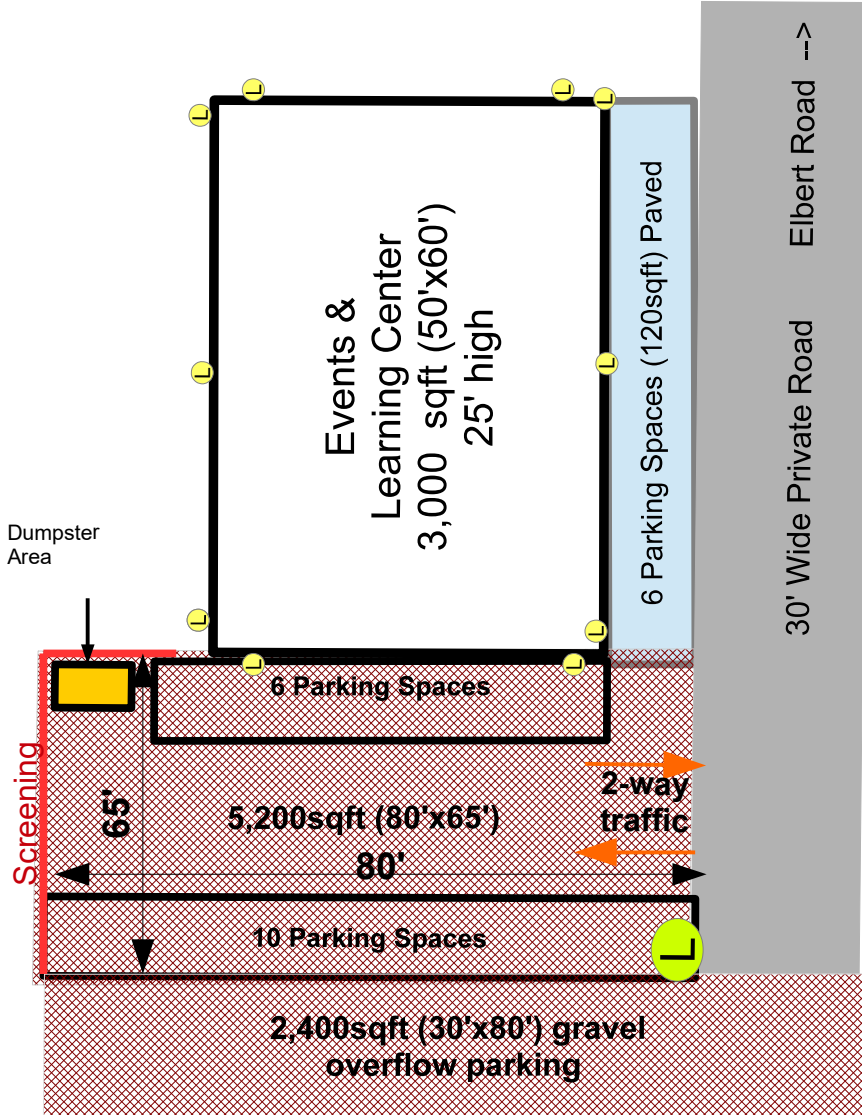
Natural/Physical Features: Approximately 1 acre on northwest corner has a wildlife designation. Also, the Kiowa Creek Basin Y-77 is adjacent to the northwest corner of the property. No other sensitive area or features present.

Community outreach: Notice of intent sent to adjacent property owners in March 2023

Traffic impact: Currently there are 3 homes on the parcel. With adding Business Event Center the Average Daily Traffic (ADT) is:

- Week day additional 51 ADT
- Weekend day additional 97 ADT

Site Plan



- L** = LED Street Lighting 16' High 40,000 lumens
- l** = Outdoor Security Lighting 1,000 lumens

Parking Table

Commercial Center (3,000 sqft)	1 parking space per 300 sqft	10 spaces
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22 Total Parking Spaces
6 Paved