

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

June 13, 2023

RE: Special Use – Agricultural Exemption  
File: AL-23-007  
PID: 4335000015

This is to inform you that the above referenced request for approval of a Special Use application for an agricultural structure exemption located at 3250 Slocum Road was **approved** by the Planning and Community Development Director on June 13<sup>th</sup>, 2023. Agricultural structure exemptions from the building code that exceed the allowable size in Section 5.2.5.B of the Land Development Code require approval of a special use permit. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2022).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the existing 50,000 square foot structure, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Driveway Access Permits are required for all access points onto a county road and there is no Driveway Access Permit on file for the existing driveway. Please apply for a Driveway Access Permit through EDARP (<https://epcdevplanreview.com>)
3. The Agricultural Structure must be used solely for one or more of the following:
  - a. Shelter for livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens); or
  - b. Agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch; or
  - c. Agricultural implements and machinery, such as tractors and tractor attachments, when used as part of a farming or ranching operation as defined in Chapter 1 of this Code.

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

#### NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and may require a public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6442.

Sincerely,

**Approved**  
For the PCD Director  
By: *Justin Kilgore*,  
PCD Planning Manager  
Date: 06/14/2023  
El Paso County Planning & Community Development



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AI-23-007



## Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

### Type C Application Form (1-2B)

Please check the applicable application type  
(Note: each request requires completion of a separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Other \_\_\_\_\_

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):

3250 Slocum Rd Peyton, Co 80831

Tax ID/Parcel Numbers(s)

4335000015

Parcel size(s) in Acres:

30

Existing Land Use/Development:

Zoning District:

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):

Mike Monger, Lourdes Monger

Mailing Address:

3250 Slocum Rd. Peyton, Co 80831

Daytime Telephone:

719-243-4467

Fax:

Email or Alternative Contact Information:

Michael\_Monger@hotmail.com

**Description of the request:** (attach additional sheets if necessary):

--

#### For PCD Office Use:

Date:

File :

Rec'd By:

Receipt #:

DSD File #:

**Letter of Intent**  
**PCD File # AL-23-007**

4/11/23

Ref: 50,000 SF structure located at 3250 Slocum Rd., Peyton CO 80831 (Parcel #4335000015)

Owners: Michael and Lourdes Monger, 719-243-4467, [michael\\_monger@hotmail.com](mailto:michael_monger@hotmail.com)

Zoning: RR-5

To whom it concerns:

This letter is to establish a desire to work with the county to resolve code enforcement issues by applying for a special use permit to allow for agricultural/farm use only with the existing 50,000 SF structure. The Agricultural exemption for the structure was revoked after the previous owner did not follow the rules for agricultural exemption.

There will be no additional traffic generated by this special use. The previously proposed special use (EA21-185) to establish a repair shop has been abandoned is no longer being considered. No grading or land disturbances will be associated with this special use as the structure is existing.

The special use is generally consistent with the applicable master plan and will be in harmony with the character of the neighborhood with a rural setting and will be compatible with the current allowable land uses in this area such as cattle ranching.

The impact of the special use will not overburden or exceed the capacity of public facilities and services under this special use request and is not currently.

The special use will not create unmitigated traffic congestion or hazards and is not currently. This structure currently has adequate legal access from Slocum Road.

This special use will comply with all Federal, local and State laws concerning air, water, light and noise pollution.

The special use will not be detrimental to the public health safety and welfare of the present or future residents of El Paso County and currently is not. This special use will conform to all rules and regulations such as Faring and Ranching related use only.

We (the Mongers) purchased this property in 2021 and were unaware that one of the existing structures was in violation of county rules and regulations. We started litigation against the realtors and previous owners for other issues previous to being notified by El Paso County of being in violation. At this point we wish to get this matter resolved so that the property will be in compliance and will be usable again.

AL-23-007

3250 Slocum Rd, Peyton CO 80831

4335000015

Legal Description:

N2S2NW4NE4, S2S2N2NE4 SEC 35-13-64

RR-5

\* All Structures existing.

--- = Property Line

--- = Floodplain

Force

Slocum (Public)



Not to Scale

by

RESOCR Not Required

on

6/26/2019

100+

1165C

Driveway

1468 ft

Hill

1 mi

Selling

Call her

