All Do Landscaping - Contractors Equipment Yard - Rural Home Occupation

Property Owners: Celia Rojas Zuniga, Victor Castaneda Jaramillo
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Approved
By:Kari Parsons
Date:11/10/2026
El Paso County Planning & Community Development

Tax Schedule No:	4319001033
Acreage:	4.81 Acres
Zoning:	RR-5
File No:	AL2619 (Resubmittal, Review 2)
Business Address:	12540 Richardson Lane (transition in progress)

Request: Request is for approval of a Rural Home Occupation as a Special Use permit to allow for a contractor's equipment yard for my landscape business as depicted on my site plan. I live on this property, and the business is locally owned and operated by my family. I will access from the existing driveway off of Richardson Lane. The Home Occupation will not directly access Garrett Road. Driveway access permits are on file for both existing driveways (AP241158 and AP241159).

Project Description

Building and Address: I will obtain a commercial building permit for the existing 60' x 40' (2,400 sq ft) accessory building from the Pikes Peak Regional Building Department under the address 12540 Richardson Lane. We are in the process of transitioning the business to this address, as assigned by PPRBD.

Outdoor Storage Area: 60' x 40' (2,400 sq ft) for all materials and business vehicles, about 53 feet from the nearest property line and at least 50 feet from all property lines. This is under the limit of 5% of the parcel (about 10,476 sq ft for 4.81 acres).

Limited Use: All Do Landscaping's main equipment yard is in Black Forest. This yard is secondary and will be used as little as possible.

Fencing: A 6-foot opaque wood picket fence will be built around the storage area, as shown on the site plan. All outside storage will be contained within this fenced area. We are moving our materials and equipment into this area; once the fence is complete, nothing will be stored outside it.

Landscaping Material: Landscape materials only: rock, gravel, crushed concrete, boulders, mulch, topsoil, and pavers. No plants are stored here. No chemicals, hazardous materials, or fuel will be stored on site.

Business Vehicles and Equipment: Work trucks of F-250 size, an 18-foot flatbed trailer, a 16-foot enclosed trailer, and a tractor carried on a trailer. The largest piece of equipment is a typical Bobcat skid steer. All vehicles and equipment are parked inside the fenced storage area. No semi-trucks or large dump trucks are based here.

Days and Hours of Operation: Monday through Saturday, 7:00 a.m. to 5:00 p.m.

Employees: A maximum of 2 non-family employees on site per day. Including family members, no more than 4 people work from the property on any day.

Traffic: A maximum of 4 trips per day: 2 vehicles leave in the morning for client job sites and return at the end of the workday.

Clients: Work is done at client properties. Clients do not come to this property.

Signage: There will be no business signs or advertising visible from outside the property.

Dust Control: A gravel or road base surface on the yard and driveway, watering during dry and windy periods, and a 10 mph speed limit for all crews on Richardson Lane and Richardson Road.

Term: I understand that Administrative Special Use approval is valid for 5 years and, if continued, shall be renewed following the same procedure as the original approval.

Neighborhood Character

The surrounding area is rural residential: 5-acre and larger lots zoned RR-5 with single-family homes, accessory barns and outbuildings, horses, and open pasture. Residents commonly keep tractors, trailers, and farm equipment on their properties. The business keeps that character. It operates from my home and an existing accessory building, keeps its equipment inside a screened, fenced yard, and adds no new buildings.

Neighbor Concerns

I have read the public comments and will take these steps:

Dust: Gravel or road base on the yard and driveway, plus watering during dry and windy periods.

Speed and Safety on Richardson Lane and Richardson Road: All employees will drive no faster than 10 mph on the dirt roads and will slow down for children, pedestrians, and horses and riders.

Views: A 6-foot opaque wood picket fence around the storage area will screen it from neighboring homes.

Equipment Storage: We are moving all business materials and equipment into the fenced storage area. Once the fence is complete, nothing will be stored along Richardson Road, Richardson Lane, or anywhere else on the property outside the fence.

Special Use Criteria (Land Development Code 5.3.2)

1. **The special use is generally consistent with the applicable Master Plan.** The Master Plan shows this area as Large Lot Residential, Minimal Change: Undeveloped. The property stays my family's home on a 4.81-acre lot. The business uses an existing accessory building and a small fenced yard covering under 5% of the lot, so the area keeps its rural, large-lot character.

2. **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.** Trucks, trailers, and tractors are common on rural residential lots here. My equipment is kept inside a screened, fenced yard, there are no signs, and employees and traffic are limited as described above.
3. **The impact of the special use does not overburden or exceed the capacity of public facilities and services.** Any water and sewer needs are met by the home's existing water supply and septic system. There are at most 2 non-family employees per day, and no public water, sewer, or new utility service is needed. Mountain View Electric has no objection.
4. **The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.** Business traffic is at most 4 trips per day, well under County thresholds for a traffic study (see Engineering below). Access is by the permitted existing driveway off Richardson Lane, and crews follow a 10 mph speed limit on the dirt roads.
5. **The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.** Dust is controlled by a gravel surface and watering. Noise is limited to normal truck and trailer movement between 7:00 a.m. and 5:00 p.m., Monday through Saturday. There is no new exterior lighting beyond normal residential lighting. Runoff stays on site and does not change existing drainage.
6. **The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.** No hazardous materials are stored. The fire district will have access through the Richardson Lane driveway and the new 12540 Richardson Lane address. There is no gate at the Richardson Lane entrance; if one is ever installed, it will have a Knox padlock.
7. **The special use conforms or will conform to all other applicable County rules, regulations or ordinances.** I will obtain a commercial building permit for the 60' x 40' building from the Pikes Peak Regional Building Department, pay Road Impact Fees, and complete the Site Development Plan review.

Rural Home Occupation Criteria (Land Development Code 5.2.29)

1. **Accessory in Character.** The home occupation is clearly secondary to the residential use. My family lives in the home. The business uses an existing accessory building and a 60' x 40' (2,400 sq ft) fenced yard, out of a 4.81-acre lot.
2. **Signage and Advertising.** There is no advertising visible outside the dwelling and no illuminated sign.
3. **Limit on Visitation by Clients.** Work is performed at client properties. Clients and customers do not come to the property.
4. **Conducted in Accordance with Laws.** The business will comply with all building, fire, health, and environmental codes, including a commercial building permit from PPRBD and the Falcon Fire Protection District's requirements.

5. **No Visual Impacts.** Equipment and materials will be kept inside a 6-foot opaque wood picket fence that screens them from neighbors.
6. **Outside Storage and Work Areas Allowed.** The outside storage, parking, and work area is 2,400 sq ft (60' x 40'). It is about 53 feet from the nearest property line, so at least 50 feet from all property lines, and under 5% of the lot (about 10,476 sq ft). It is screened as required by Chapter 6.
7. **Employees.** No more than 2 non-family employees will be on the property per day. Including family members, no more than 4 people work from the property on any day.
8. **Environmental Impacts.** The business generates no hazardous substances or petroleum waste on site. Green waste and job-site debris are hauled from job sites directly to the dump and are not brought back, stored, or burned here. Dust, noise, and erosion are controlled as described in this letter.
9. **Limit of Administrative Approval.** I understand that administrative special use approval expires 5 years from the date of approval and may be renewed following the same procedure as the original application.

Engineering

Drainage: Runoff generated from the outdoor storage area and the existing accessory building associated with the rural home occupation will not adversely impact neighboring or downstream properties or alter existing drainage patterns.

Floodplain: A portion of the parcel is located within FEMA Flood Zone A, as identified on Flood Insurance Rate Map 08041C0561G. The proposed outdoor storage area and the existing accessory building associated with the proposed rural home occupation are located outside of the designated floodplain, as dimensioned on the site plan.

Stormwater: EPC Stormwater measured about 1.2 acres of unvegetated ground disturbed since 2008. We will stabilize these areas by reseeding and revegetating enough of them to bring the total disturbed area below 1 acre, so an ESQCP and permanent water quality facility (PCM) are not required. Reseeding will take place after the fenced storage yard is built. The areas to be revegetated will be shown on the Site Development Plan.

Road Impact Fees: EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at the time of approval of this application. The fee is $2,145.60, for 2,400 sq ft of accessory building plus 2,400 sq ft of outdoor storage at $447 per 1,000 sq ft.

Traffic Impact Study Exemption (ECM Appendix B, Section B.1.2.D): The business meets all applicable criteria for a Traffic Impact Study (TIS) exemption:

1. Daily vehicle trip-end generation is less than 100 and peak-hour trip generation is less than 10. The business generates at most 4 trips per day and 2 in the peak hour.
2. No additional minor or major roadway intersections are proposed on major collectors, arterials, or State Highways.
3. The increase in vehicular trips does not exceed the existing trip generation by more than 10 peak-hour trips or 100 daily trip ends.

4. The change in the type of traffic generated, work trucks with trailers plus employee vehicles, will not adversely affect traffic currently planned for and accommodated within, and adjacent to, the property.
5. Acceptable Level of Service (LOS) will be maintained on adjacent public roadways, accesses, and intersections.
6. No roadway or intersection in the immediate vicinity has a history of safety or accident concerns.
7. There is no change in land use involving access to a State Highway.

Erosion Control

Areas that stay unvegetated are limited to the existing access drive, the storage yard and parking area, and safety areas around the building. These will be covered with a 1-2 inch thick layer of crushed rock, road base, or gravel to prevent wind and runoff erosion where vehicles are parked and stored. Other disturbed areas will be reseeded and revegetated as described under Stormwater. No new buildings or grading are proposed; the only new construction is the fence.

Fire Protection and Access

Address and Access: The shop and outdoor storage are reached from the Richardson Lane driveway and will use the address 12540 Richardson Lane, so emergency responders are not routed to Garrett Road, where the creek blocks access.

Driveway: The driveway to the shop and storage area will support fire apparatus weighing 75,000 pounds or more, and has room for an aerial ladder truck to turn around.

Chemicals: No chemicals are stored on site.

Gate: There is no gate at the Richardson Lane entrance. If a locked gate is ever installed, I will buy and install a Knox padlock in the model specified by the Falcon Fire Protection District Fire Marshal.

Plantings: Future plantings will follow Colorado State Forest Service guidance on low-flammability and ignition-resistant landscape plants.

Utilities

The home is served by propane, a septic system, and the water source shown on the site plan. All utilities are on the home's side of the property, across the creek. There are no utilities in the 60' x 40' building or on the side of the property where the fenced storage area will be. Any water and sewer needs of the business are met by the home. Electric service in the area is provided by Mountain View Electric Association.

Sincerely,

Victor Castaneda Jaramillo
Owner, All Do Landscaping

Celia Rojas Zuniga
Property Owner