EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

November 10, 2026

RE: 12555 Garrett Road Rural Home Occupation

File: AL2619

Parcel(s): 4319001033

This is to inform you that the above-referenced request for approval of a Special Use application for a Rural Home Occupation (Contractor's Equipment Yard) on property zoned RR-5 (Residential Rural), located at 12555 Garrett Rd, Peyton, CO, was **approved** by the Planning and Community Development (PCD) Director on November 10, 2026. It is the determination and finding of the PCD Director that the application meets the review criteria for approval of Special Use included in Section 5.3.2 of the El Paso County Land Development Code, as amended.

This approval is subject to the following conditions and notations:

CONDITIONS FOR APPROVAL:

1. Approval is limited to the Rural Home Occupation Contractor's Equipment Yard use as depicted on the Site Plan Drawing.
2. A commercial building permit to convert the existing residential garage space for business use must be issued by the Pikes Peak Regional Building Department within 60 days of Special Use approval.

NOTATIONS:

1. Special Use approval includes Conditions of Approval and the accompanying Site Plan Drawing. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. Certificate of Occupancy issuance will be dependent upon completion of landscaping and revegetation.
3. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are violated, preceded by notice and public hearing.
4. 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.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Miranda Benson at (719) 520-7940 or MirandaBenson2@elpasoco.com.

Sincerely,

**Approved**
On Behalf of the PCD Director
By: Kari Parsons
Principal Planner
Date: 11/10/26
El Paso County Planning & Community Development

Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

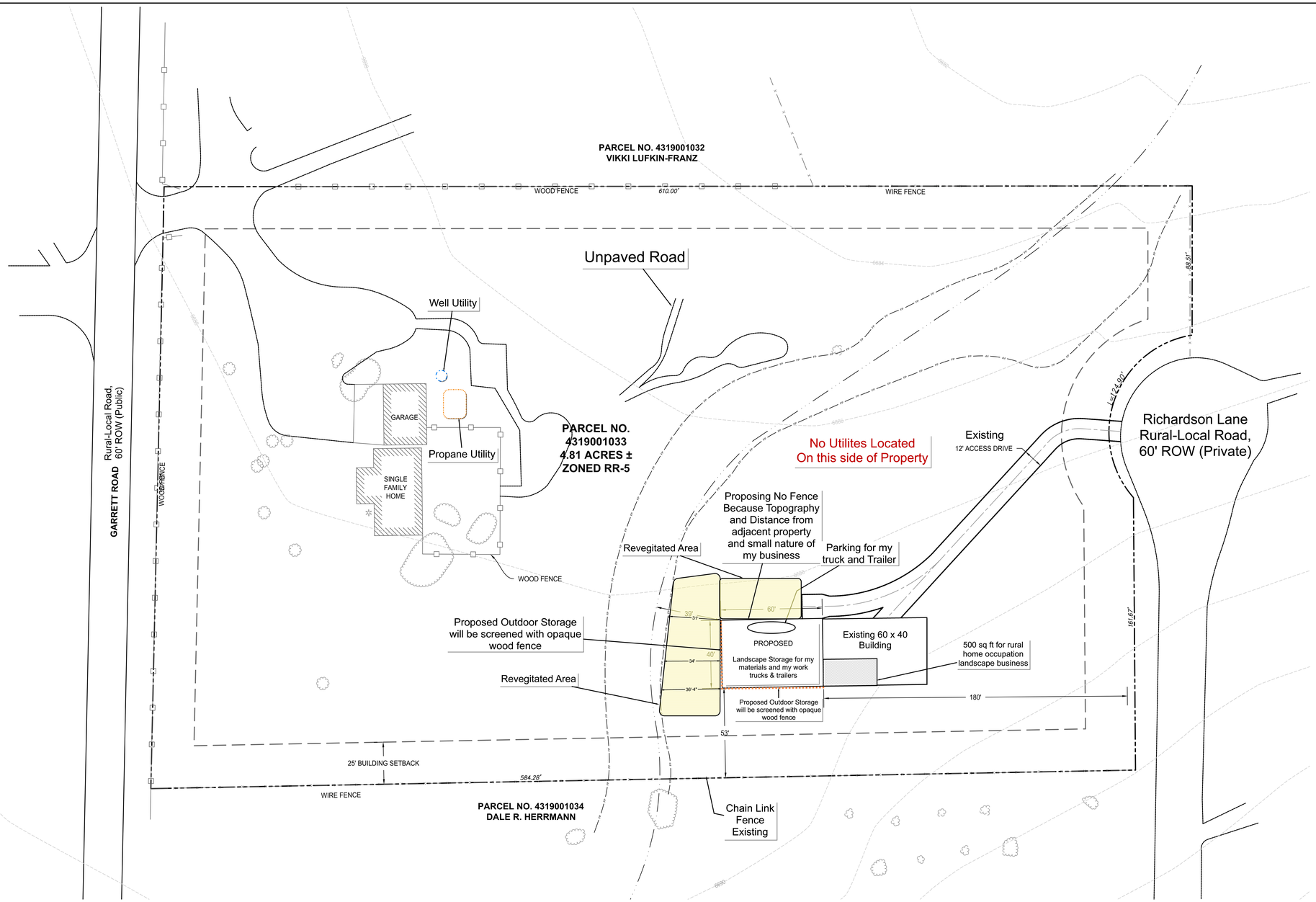
File: AL2619, 12555 Garrett Road Rural Home Occupation

Legal Description:

LOT 4 RICHARDSON SUBDIVISION

Attachment:

Site Plan Drawing




NORTH

**GRAPHIC SCALE**

30 0 15 30 60

( IN FEET )
1 inch = 30 ft.

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- DITCH / WATERWAY
- TREE / SHRUB LINE
- EXISTING INDEX CONTOUR (10')
- EXISTING INTERMEDIATE CONTOUR (2')
- FLOODPLAIN ZONE A
- PAVED ROAD
- UNPAVED ROAD
- PROPOSED ACCESS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE

**NOTES:**

1. EXISTING CONTOURS INTERPOLATED FROM USGS 7.5' QUADRANGLE TITLED, "PEYTON, CO" AND PUBLISHED IN 2019.
2. TOPOGRAPHICAL FEATURES FROM SATELLITE IMAGERY PROVIDED BY BING.
3. SEE ENGINEERING EVALUATION BY STRUKTUREONE DATED 5/10/21 FOR STRUCTURAL INFORMATION. ALSO, SEE BUILDING DESIGN DRAWING SET FOR BUILDING DETAILS. MANUFACTURER PROVIDED DRAWINGS TITLED WHIRLWIND WITH REVISION DATE OF 11/5/20.
4. FLOODPLAIN TAKEN FROM FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE, MAP PANEL 08041C0561G WITH AN EFFECTIVE DATE OF 12/7/2018. THE FIRMETTE WAS GENERATED ON 9/20/21.
5. PROPOSED STRUCTURE AND DRIVE WILL BE USED MAINLY FOR STORAGE OF LANDSCAPING MATERIALS AND EQUIPMENT.
6. AT THIS TIME, NOW SERVICES ARE PLANNED FOR THE PROPOSED BUILDING. ANY WATER AND SEWER REQUIREMENTS WILL BE MET BY THE HOME ON THE PROPERTY.
7. BUILDING PAD WILL BE LEVELED AND SURROUNDING AREA TO 2% OR GREATER AWAY FROM BUILDING. GRADING WILL BE AS MINIMAL AS POSSIBLE.

Approved
By:Kari Parsons
Date:11/19/2026
El Paso County Planning & Community Development

# PLOT PLAN - PROPOSED CONDITION
12555 GARRETT ROAD
VICTOR AND LUIS CASTANEDA
*PEYTON, COLORADO*


VICTOR AND LUIS CASTANEDA
12555 GARRETT ROAD
PEYTON, CO 80831
(719) 291-2888

d2CAD consulting
(720) 722-2396
http://www.d2CAD.com


| DATE | REVISIONS |
|---|---|
| 9/23/21 | ISSUED FOR PRE-APPLICATION DESIGN REVIEW |

FIGURE 2

| DESIGNED BY: | CHECKED BY: |
|---|---|
| VC | VC |
| DATE: | DRAWN BY: |
| 9/23/21 | DRF |
| FILE NAME: | SCALE: |
| 10/2/2026 | 1" = 30' |
| PROJECT NO. | SHEET NO. |
| 20212101 | 2 of 3 |

d: \22\projects by client\victor\building permit\prp.dwg,9/23/21