



LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

via Certified Mail

Brian F. Wade
P.O. Box 461008
Glendale, CO 80246

re: Administrative Amendment to Rural Home Occupation Special Use
21255 Calle Pacifico Point, Fountain, Colorado

Dear Mr. Wade:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

1. For questions specific to this application, please contact:

Owner/Applicant:

Gary Meisman
612 Harvard
Colorado Springs, Colorado 80911
(719) 322-9609

Consultant:

Debra Eiland, Esq.
Law Offices of Debra Eiland, P.C.
24 S. Weber Street, Suite 300
Colorado Springs, Colorado 80903
(719) 471-1545
debra@eilandlawfirm.com

2. Site address, location, size and zoning:

Mr. Meisman's property is located at 21255 Calle Pacifico Point in El Paso County. The parcel number is: 5735000001. The property consists of 38.86 acres of vacant land and is zoned RR-5, Residential Rural.

3. Request and justification:

On June 22, 2021, the El Paso County Board of County Commissioners ("BOCC") issued a special use approval to allow a rural home occupation at Mr. Meisman's property that will include outdoor storage of heavy equipment for Mr. Meisman's business. At the public hearing Mr. Meisman's representative and the County Planning Department presented site plans that show slightly different locations for the outdoor storage area.

On the plan presented by the County, the storage area is shown in an area surrounding the proposed shop building, which would make it visible to adjoining properties. However, on the plan presented by Mr. Meisman's representative, the storage area is located behind the shop building and is surrounded by a 50' ridge that will block the view of the storage area from adjoining properties.

The BOCC's approval is limited to the home trucking use that was discussed at the BOCC's hearing. **No changes to that use are proposed.** The sole purpose of the administrative amendment is to confirm that the site plan showing the outdoor storage area located behind the shop building and screened by the surrounding 50' ridge is the correct site plan for this use.

4. Existing and proposed facilities:

Starting in the Spring of 2022 Mr. Meisman will build a 3,200 square foot ranch style home for his family, a 4,000 square foot shop building for his trucking business, and an outdoor storage area for trucks and business equipment. The BOCC approved this development plan on June 22, 2021.

At the BOCC hearing, Mr. Meisman proposed to locate the outdoor storage area behind the shop building where it will be screened from view of most adjoining properties by a 50' natural ridge. If the outdoor storage area were placed around the proposed shop building, it would be more visible to adjoining properties. However, if it is placed behind the shop building it will be shielded from view of adjoining properties to the south, west, and north by the ridge, and by a 6' opaque privacy fence where it might otherwise be visible to adjoining properties to the east.

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The location of the outdoor storage area behind the shop building with screening by the natural ridge was presented at the BOCC hearing and discussed extensively at that hearing. This amendment will confirm that location for the outdoor storage area.

5. Waiver requests:

The Applicant is making no waiver requests with this application.

A vicinity map showing Mr. Meisman's property and adjacent properties is enclosed. Please do not hesitate to contact me if you have any questions.

Sincerely,



Debra Eiland, Esq.

cc: Mr. Gary Meisman

El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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Brian F. Wade
 P.O. Box 461008
 Glendale, CO 80246



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