

Miranda Benson

From: Miranda Benson
Sent: Friday, December 19, 2025 2:42 PM
To: Michael Sweatt
Cc: jim.valdez6973@icloud.com
Subject: CE24488, 17645 Blue Lake Lane
Attachments: 5.2.29 Home Occupations.pdf; 5.2.40 Outside Storage.pdf; 5.3.2 Special Use.pdf; Special-Use-2023.pdf

Hello,

Mr. Valdez came into the PCD office today, 12/19/2025, to discuss the application process for a Rural Home Occupation as Special Use to permit a Contractor's Equipment Yard as part of his home business. Property address 17645 Blue Lake Lane (Assessor# [4213002027](#)). Zoning District RR-5 (Residential Rural).

I have created a Special Use application in EDARP for him and sent him an account verification email to create a password. He was provided a printout of the Home Occupation (5.2.29), Outside Storage(5.2.40), and Special Use (5.3.2) sections of the Code. We also discussed how to navigate to Section 6 for the Code's Development Standards. That is also linked [HERE](#) for convenience. He was also provided a printout of the Special Use application packet, which includes a helpful checklist guide for the Letter of Intent and Site Plan.

After the Special Use application is completed, a follow-up Site Development Plan (or reduced Site Plan/COM-) will be required.

Project Name	17645 Blue Lake Lane Rural Home Occupation
File Number	Set File Number
Template	Special Use Compare to Template
File Prefix	AL - Special Use
Year	2025
Description	A Rural Home Occupation as Special Use to allow a Contractor's Equipment Yard on property zoned RR-5 (Residential R owner's business. As part of the Special Use request, the applicant would like to use 1 acre of the property for outside storage 50 feet from all property lines. All outside storage must be screened.
Applicant	Jimmy Valdez jim.valdez6973@icloud.com (jim.valdez6973@icloud.com) (719) 492-1096
Owner	Same as Applicant
Parcels 	4213002027 (Search Projects)
Plat	R10780
Legal	LOT 3 BLUE ROSE SUB
Comment	Resolving CE24488 (M.Sweatt). Applicant was given printouts of the Home Occ, Outside Storage, and Special Use section showed him how to navigate to Chapter 6 for development standards.
Review Days	21
Project Area	7.00 acres
Zone	RR-5
EA Number	
Project Manager	Miranda Benson (mirandabenson2@elpasoco.com) (719) 520-7940
Review Status	Review Comments Close Review
Status	Pending
Created	12/19/2025 2:09:51 PM
Created by	mirandabenson2@elpasoco.com

Please note that this request will *only* resolve item #3 on the following list. All other violations of the Land Development Code will need to be brought into compliance separately.

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Key Discussion Points: 1. Removal of Rubbish: All discarded materials, including tires, metal, wood, appliances, and other abandon items, need to be removed. Wood should be neatly stacked next to the shipping containers. 2. AG Structure Compliance: The agricultural structure must be used solely for agricultural purposes, and all non-agricultural equipment needs to be removed. 3. Site Plan and Special Use Approval: Mr. Valdez needs to contact the PCD department to submit a site plan for the shipping containers and apply for Contractors Equipment Yard Special Uses Approval. 4. Hazardous Materials: No hazardous materials can be stored or brought onto the property at any time. 5. Building Permits: Any buildings over 200 square feet require permits from PPRBD before construction. 6. Vehicle Compliance: Courtesy Recommendations: • Keep all vehicles in operable condition and remove non-operable ones. • Be mindful of commercial vehicle restrictions based on weight. (13,001) Next Steps: • Michael Shannon, the assigned code officer, will contact the property owner (Mr. Jimmy Valdez) to schedule another on-site inspection and discuss the compliance plan further.		

Hazardous material storage will **not** be allowed as part of this request. The El Paso County Public Health Department will be a review agency on this, and any subsequent, requests.

Environmental Impacts. The rural home occupation shall not result in any generation of solid waste or hazard vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.

Thank you,



Miranda Benson

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LAND DEVELOPMENT CODE UPDATE

El Paso County is working to update the Land Development Code. This update is managed by a project team comprised of Planning and Community Development staff, an Advisory Group of community members and development professionals, and Clarion Associates, a national land-use consulting firm. To learn more, visit the [LDC Update](#) project page. The LDC Update is supported by funding from the Colorado Department of Local Affairs Strong Communities

Planning Grant Program.



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