

Miranda Benson

From: Angela Vialpando <angela@adeptbuildingsolutions.com>
Sent: Monday, August 11, 2025 11:28 AM
To: Miranda Benson; Sabrina Sanchez; Jimmy Valdez; Angela Vialpando; Ron Harper
Subject: Re: Zoning Permit - 17645 Blue Lake Lane Peyton

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Hello Miranda,

I am working on the scale drawing, I hope to have something to you by the end of the week.

Respectfully,

Angela Vialpando
Executive Assistant
Adept Building Solutions
(719) 205-3830 Cell



Hours of Operation: 7am-3:30pm, Monday through Friday.

From: Miranda Benson <MirandaBenson2@elpasoco.com>
Sent: Thursday, August 7, 2025 8:30 AM
To: Angela Vialpando <angela@adeptbuildingsolutions.com>
Subject: RE: Zoning Permit - 17645 Blue Lake Lane Peyton

Hello,

I am still waiting for a drawing to gauge the scale of the business use on the property. Also, does the business owner reside on this same property? Is the office space inside the home or in an accessory building?

I am asking for this information because there are two options for moving forward:

1. Rural Home Occupation as Special Use to Allow for a Contractor's Equipment Yard
This option limits the outside storage/work area to 1 acre or 5% of the total parcel, whichever is less. A Special Use application is eligible for administrative approval.
2. Variance of Use for the second Principal Use of a Contractor's Equipment Yard (first Principal Use being the residence)
This does not have a size limitation. A Variance of Use application requires public hearings before the Planning Commission and Board of County Commissioners.

Thank you,



Miranda Benson

Associate Planner
EPC Planning & Community Development
2880 International Circle, Ste. 110
(719) 520-7940
<https://planningdevelopment.elpasoco.com>

From: Angela Vialpando <angela@adeptbuildingsolutions.com>
Sent: Monday, August 4, 2025 7:10 PM
To: Miranda Benson <MirandaBenson2@elpasoco.com>
Subject: Re: Zoning Permit - 17645 Blue Lake Lane Peyton

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Hello Miranda,

Jimmy Valdez and Ron Harper are the only employees that have access to the property. No anticipated clients or customers will be at the office. All work is conducted at the job sites. The only equipment that is stored is demolition hand tools such as hammers, shovels, pry bars, power tools etc. Extra job materials such as lumber, fencing material and cleaning supplies. Does that help?

I appreciate your help. Please let me know what my next steps should be.

Respectfully,

Angela Vialpando
Executive Assistant
Adept Building Solutions
(719) 205-3830 Cell



Hours of Operation: 7am-3:30pm, Monday through Friday.

From: Miranda Benson <MirandaBenson2@elpasoco.com>
Sent: Wednesday, July 30, 2025 9:51 AM
To: Angela Vialpando <angela@adeptbuildingsolutions.com>
Subject: RE: Zoning Permit - 17645 Blue Lake Lane Peyton

Thank you! Please also explain if there are any employees, anticipated clients/customers, what equipment is stored on site, etc. The more information, the better – I'd like to make sure I direct you towards the right application process.

Thank you,



Miranda Benson

Associate Planner
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2880 International Circle, Ste. 110
(719) 520-7940
<https://planningdevelopment.elpasoco.com>

From: Angela Vialpando <angela@adeptbuildingsolutions.com>
Sent: Tuesday, July 29, 2025 2:13 PM
To: Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Sabrina Sanchez <admin@adeptbuildingsolutions.com>; Jimmy Valdez <jim@adeptbuildingsolutions.com>; Ron Harper <Ron@adeptbuildingsolutions.com>
Subject: Re: Zoning Permit - 17645 Blue Lake Lane Peyton

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Hello Miranda,

The business is a demolition / restoration company. I will work on getting a site plan and drawing for your review.

Thank you so much for your help.

Respectfully,

Angela Vialpando
Executive Assistant
Adept Building Solutions
(719) 205-3830 Cell



Hours of Operation: 7am-3:30pm, Monday through Friday.

From: Miranda Benson <MirandaBenson2@elpasoco.com>

Sent: Tuesday, July 29, 2025 11:20 AM

To: Angela Vialpando <angela@adeptbuildingsolutions.com>

Cc: Sabrina Sanchez <admin@adeptbuildingsolutions.com>; Jimmy Valdez <jim@adeptbuildingsolutions.com>; Ron Harper <Ron@adeptbuildingsolutions.com>

Subject: RE: Zoning Permit - 17645 Blue Lake Lane Peyton

Hello,

To better answer this question, I will need to know what the business is and how much of the property is being used for the business. Do you have a site plan or any drawings of the intended use?

The property in the subject line of this email is zoned RR-5 (Residential Rural). Is this the property where the business will be located? Assessor Link:

<https://property.spataleest.com/co/elpaso/#/property/4213002027>

Thank you,



Miranda Benson

Associate Planner

EPC Planning & Community Development

2880 International Circle, Ste. 110

(719) 520-7940

<https://planningdevelopment.elpasoco.com>

From: Angela Vialpando <angela@adeptbuildingsolutions.com>

Sent: Tuesday, July 29, 2025 11:03 AM

To: DSD-POD <DSD-POD@elpasoco.com>

Cc: Sabrina Sanchez <admin@adeptbuildingsolutions.com>; Jimmy Valdez <jim@adeptbuildingsolutions.com>; Angela Vialpando <angela@adeptbuildingsolutions.com>; Ron Harper <Ron@adeptbuildingsolutions.com>

Subject: Zoning Permit - 17645 Blue Lake Lane Peyton

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Hello,

I am looking for assistance in obtaining a permit. It is my understanding that a permit is needed for all of the use generated by the business operating from the property, including the need for the shipping containers to be approved.

Please let me know what is needed for obtain this permit.

Respectfully,

Angela Vialpando
Executive Assistant
Adept Building Solutions
(719) 205-3830 Cell



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