

Use Type	Agricultural Zoning Districts			Residential Zoning Districts												Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts			
	F-5	A-B5	A-5	RR-5	RR-4 2.5	RR-4 0.5	RS-4 20000	RS-4 6000	RS-4 5000	RM-4 12	RM-4 30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M
Hazardous Material Storage																				S	S			A
Hazardous Waste Disposal Facility																					S			S

Any business activity associated with <https://adeptbuildingsolutions.com/> is not eligible for Home Occupation permit. Please see definitions and Land Development Code information below. If any activity on site is related to this business, a Variance of Use project will be required. A Site Development Plan will also still be needed. Variance of Use applications require public hearings before the Planning Commission and Board of County Commissioners. This cannot be an administrative decision. If that is the path forward, the application fee paid for the Special Use request will be applied to help offset the Variance of Use application fee.

- Hazardous Substance** — Any material which is defined as a Hazardous Substance by the United States Code or the United States Environmental Protection Agency.

Hazardous Waste — Any material which is defined as a Hazardous Waste by the United States Code or C.R.S. § 25-15-302, as amended.

Hazardous Waste Storage and Disposal Facility — A facility used for the storage and treatment of hazardous waste.

- (6) **Excluded Uses.** The following types of businesses, among others do not qualify as a rural home occupation:

 - Any heavy industrial, solid waste disposal, solid waste transfer, scrap tire recycling or mineral extraction use;

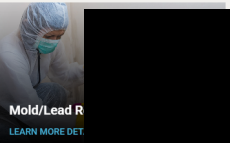
OUR SERVICES

Adept Building Solutions can help you with one or more of these services:



Asbestos

LEARN MORE DETAILS →



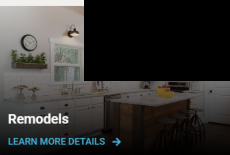
Mold/Lead R

LEARN MORE DET.



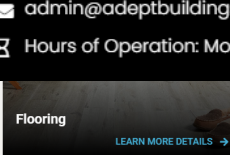
Hazmat

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Remodels

LEARN MORE DETAILS →



Flooring

LEARN MORE DETAILS →

CONTACT INFO

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 admin@adeptbuildingsolutions.com

 Hours of Operation: Mon-Thurs, 8am-4:30pm

Shipping containers.

and equipment. They

be painted to be

the area is less than 5%

Set back a minimum of 50' from all

mitted drawing and is in accordance

n 7 A.

Please clarify whether the 3 shipping containers will be used for personal storage or commercial use.

Land Development Code Chapter 5 Section 7B Employees

A maximum of 2 employees will be allowed on site who are not family members per day. Parking for the employees will be limited to existing driveways and parking areas.

Land Development Code Chapter 5 Section 7C Trips Generated by home occupation Limited [See note regarding TIS exemption on the following page.](#)

The total number of one-way vehicle trips generated shall not exceed an average of 15 trips per day. The home occupation will not have clients or delivery vehicles on site.

Land Development Code Chapter 5 Section 7D Inoperable Vehicles

There will no inoperable vehicles on site.

Land Development Code Chapter 5 Section 7E Environmental

The use of this area will not result in generating solid or hazardous waste. The activities performed will not generate excessive noise, vibration, dust, glare. There will be no activities to cause erosion or other environmental impact to this or surrounding lots or parcels.

If the equipment, materials, supplies, etc., are associated with abatement work of hazardous materials, how will

Thank you,



Jimmy Valdez

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Please include a statement confirming that runoff generated from the proposed commercial storage area associated with the rural home occupation will not adversely impact neighboring or downstream properties or alter existing drainage patterns.

Include a statement that the property is within Zone X, an area of minimal flood hazard, per FEMA Firm Map 08041C0350G and 08041C0375G, effective 12/7/2018.

Include a statement that EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at the time of approval of this application.

Please include a section referencing EPC Engineering Criteria Manual (ECM) Appendix B, Section B.1.2.D, and discuss how your business meets all applicable criteria for a Traffic Impact Study (TIS) exemption, including:

- (1) Daily vehicle trip-end generation is less than 100 or peak-hour trip generation is less than 10
- (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 (such as the addition of truck traffic) 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.

Please reference 5.2.29 (Home Occupation) and 5.3.2 (Special Use) sections of the Land Development Code. These have previously been shared via email. I will upload these to the EDARP project file as well. This Letter of Intent does not provide enough information to verify that there will be no industrial use and/or hazardous material impact. Please use the application packet checklist (also previously provided and uploaded to this EDARP file) to provide a discussion of *how* your request will be in conformance with the Code. Simply saying "will comply with" or "will not generate" is not sufficient.

List the criteria of approval for Special Use and detail the request with more information. Include justification of how the request is in conformance with the intent of the Rural Home Occupation section.

Detail the supplies, materials, and equipment that is referenced. If related to abatement work whatsoever, what process is in place to prevent contamination on this residential property and/or neighborhood. Provide verification of safety and mitigation protecting all surrounding property owners.