

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

August 17, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after August 31, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: AL267, 17645 Blue Lake Lane Rural Home Occupation

Project Description: Application for a Rural Home Occupation as Special Use to allow a Contractor's Equipment Yard on property zoned RR-5 (Residential Rural) for the property owner's business. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

Jimmy Valdez

17645 Blue Lake Lane

Peyton, CO 80831

Tax ID/Parcel No.: 4213002027

Zoning District: RR-5 (Residential Rural)

Location of Project: 17645 Blue Lake Lane

Land Size: 7.00 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/211365>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink that reads "Miranda Benson". The script is cursive and fluid.

Miranda Benson – Planner

El Paso County Planning & Community Development

(719) 520-7940 MirandaBenson2@elpasoco.com

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF ADMINISTRATIVE DETERMINATION

EL PASO COUNTY PARCEL INFORMATION	
FILE NO.:	AL267
PARCEL NO.:	4213002027
OWNER:	Jimmy Valdez
ADDRESS:	17645 Blue Lake Lane



Blue Lake Ln

Bradshaw Rd

Tracy Ln

McKenzie Ln

E Hwy 24

MISSION DR

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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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