

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development

O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Board of County Commissioners

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Carrie Geitner, District 2  
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May 11, 2023

RE: Meridian Rd (5805 N) Special-Use - Home Occ.  
File: AL-22-012  
PID: 4318000006

This is to inform you that the above referenced request for approval of a Special Use application for a Rural Home Occupation for a contractor's equipment yard located at 5805 N Meridian Road was **approved** by the Planning and Community Development Director on 05/11/2023. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2022). This approval is subject to the following condition and notations:

#### CONDITION OF APPROVAL

1. Approval is limited to the Rural Home Occupation for a contractor's equipment yard, as discussed and depicted in the applicant's letter of intent and site plan drawings.

#### NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact me at (719)520-6300.

Sincerely,



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-22-012

## SPECIAL USE LETTER OF INTENT

MIGUEL TOPETE  
5805 N MERIDIAN RD PEYTON, CO 80831  
PHONE: (719) 217-4581

June 24, 2022

PCD File # AL-2212

Property tax schedule number 418000006  
Current Zoning of the property RR-5

Master Plan:

To who may concern

I, Miguel Topete, I have a property of 20.01 acres, on which I live in and planning to convert in to special use property. Will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area (have my company equipment on a small portion which it's going to be 30,000 ft. or 0.69 acres). (I have this small portion fenced, the measurements of the fence will be 150 ft. long x 200 ft. wide and 6'.6" high and 52 ft. away from my neighbor, which is minimal impact). (Screening impact will be minimum reduce to a one small flatbed truck a couple of personal use pickup trucks and a small forklift which I only use sometimes not a whole day).

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access (special use will be contractors equipment storage yard) (only two vehicles get in and out and two employees but not every day) (I am not receiving any of my clients and only two percent of my employees show up in the morning and not every day with minimal).

The special use will comply with all applicable local, state and federal laws and regulations regarding air, water, light or noise pollution (my business doesn't require any water use my clients provide water and power).

The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of EL PASO COUNTY.

The special use conforms or will conform to all other applicable county rules, regulations or ordinances.

I am aware that this special use home occupation will expire in 5 years from the date of approval.

Owner: Miguel Topete Torres  
 (714) 217-4581  
 miguel@~~mike~~mikelsplastering.com

Property Address: 5805 N Meridian Rd  
 Parcel ID: 4318000006

Legal: trace in S2 sec 18-13-64 as follows  
 com at WA cgr of sd sec, th sly alg  
 W in 680 ft for POB, cont sly 346.34 ft  
 to a pt that is 2559.52 ft Ely POB, th  
 Wly 2559.52 ft, th Wly 2559.52 ft to POB

Parcel size: 20.01 acres  
 Zoned: R2-5

lot area calculation: 3.4%

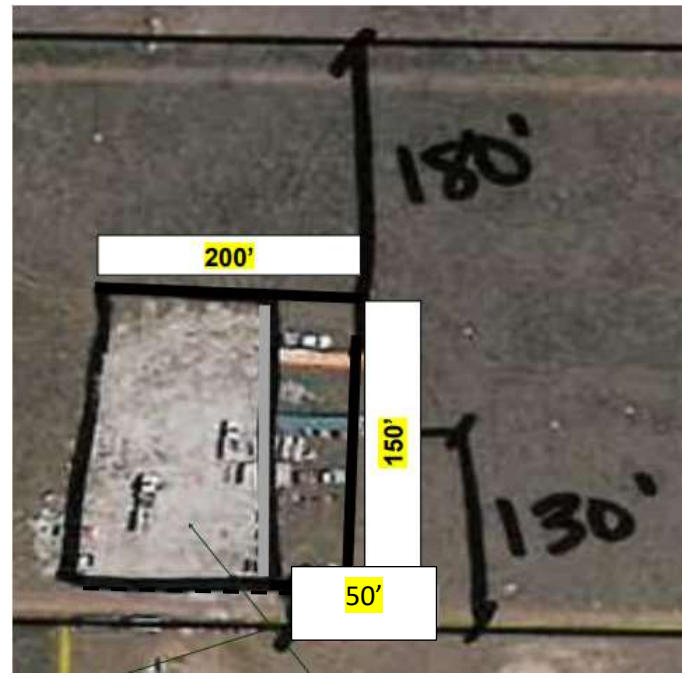
With the new dimension 200' x 150' this = 3.4 %  
 of the total area = 30,000 sf or 0.69 Acres  
 Code allows up to 5% of the total lot to be used.

There shall not result in any generation of solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel

I am aware that this special use home occupation will expire in 5 year from the date of approval.

Are there any easements? YES, it is indicated in the right middle side.

New dimensions of the fence in yard is 150' x 200' and 50' away from my neighbor.

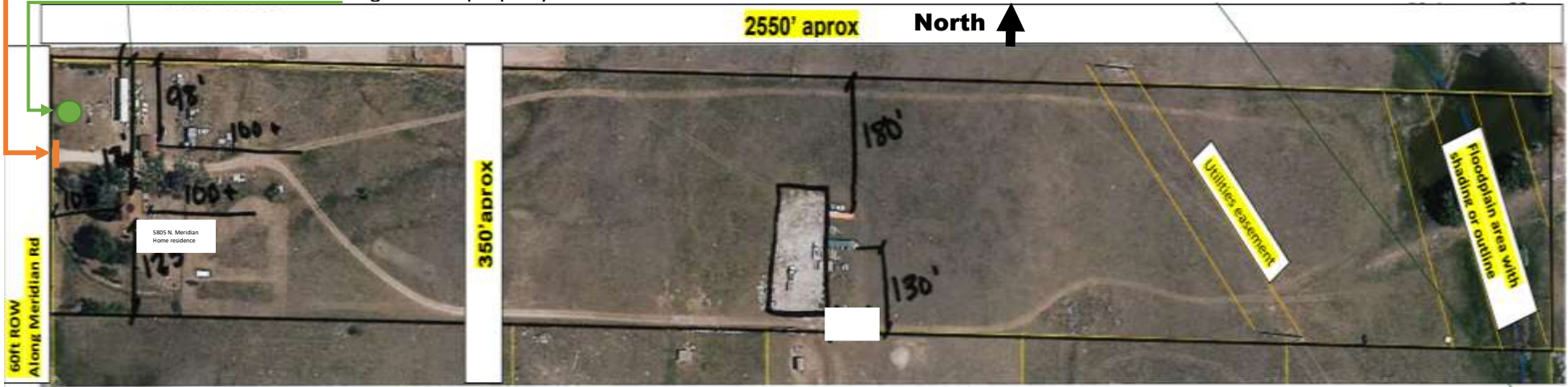


Screen fence has been changed for wood fence.

Points of access for traffic into and out of the property.

Sign on the property.

Scale 0.0032 = 1 ft.



Parking area and amount of parking provided. None

Location of dumpsters. None