



MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

May 13, 2025

RE: 8885 Branch Place – Rural Home Occ as a Special Use

File: AL-25-004

Parcel(s): 5122001024

This is to inform you that the above referenced request for approval of a Special Use application for a Paintless Dent Repair shop located at 8885 Branch Place was **approved** by the Planning and Community Development Director on May 13, 2025. 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 (as amended).

This approval is subject to the following conditions and notations:

CONDITION OF APPROVAL

Approval is limited to the Paintless Dent Repair shop within the on-site detached garage, 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. 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.
4. A rural home occupation which receives administrative Special Use approval shall expire 5 years from the date of approval. The Special Use may be renewed following the same procedure as the original application.

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: AL254

**Letter of Intent for 8885 Branch Place
Colorado Springs, CO 80908**

Owner's Name – Maksud Shashukov

Contact Phone Number – 773 387 3463

Contact Email Address – maxgorec@yahoo.com

Property Address As Shown – 8885 Branch Place Colorado Springs, Colorado 80908

Property Tax Schedule Number – R5122001024

Current Property Zoning – RR-5

Property Description: LOT 7 Rampart View

We propose to establish a Hail and Dent Repair Shop at 8885 Branch Place, Colorado Springs, CO 80908. This facility will operate without the use of paint or harmful production processes, ensuring minimal noise and no adverse impact on the visual appearance of the property and surrounding areas. All operations will be conducted within a closed, insulated, and sound-protected shop, ensuring safety and cleanliness. The business will produce zero chemical waste and will not disrupt surrounding businesses, infrastructure, agriculture, water sources, homes, or other homeowners.

Zoning and Compliance

The property is located within the RR-5 zoning district, which signifies a rural residential area with a minimum lot size of 5 acres. Under Chapter 5.2.29 "Home Occupations," this business qualifies as a special use case. Compliance with A-35 zoning district codes is required, and the business will adhere to all applicable general requirements as outlined in Table 5-2 and Section C (4) "General Requirements."

Operations and Environmental Considerations

The proposed business model is eco-friendly, utilizing paintless dent repair techniques that pose no inherent fire risk or other related hazards. The company plans to use renewable energy sources to power all activities, ensuring a clean environment that does not hinder local wildlife populations.

Traffic and Parking

Traffic flow will remain stable, with no significant increase in vehicular trips. The business will generate less than 10 peak hour trips, and there will be no additional intersections on major roads. Only customers with appointments will visit the premises, maintaining the quiet nature of the neighborhood. There is ample parking inside the warehouse, ensuring that no cars will be parked outside. The vehicles stored will not be fully inoperable, as they are primarily awaiting repair.

Compliance with Storage and Screening Regulations

In accordance with Section 5.2.29.B.7.a, all outside storage, parking, and work areas will be set back a minimum of 50 feet from all property lines and will not exceed one acre or 5% of the total lot area, whichever is less. The screening standards of Chapter 6 will be applied to any outside storage areas. Per Section 5.2.40.B.2, any outside storage will be enclosed and concealed by a solid fence or wall at least 6 feet in height, or a combination of berming, shrubs, trees, fencing, or walls to provide 100% opaque screening at maturity. Additionally, site-specific landscaping will comply with Section 6.2.2.G.1.e.ii, ensuring a combination of berms, shrubs, trees, fences, or walls that provide a minimum 6-foot high, 100% opaque screening for the outside storage area.

Engineering Criteria Manual Appendix B.1.2.D Compliance

According to the Engineering Criteria Manual Appendix B.1.2.D, no traffic study is required for this project based on the following criteria:

1. Daily vehicle trip-end generation is less than 100, and peak hour trip generation is less than 10.
2. There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.
3. The increase in the number of 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 to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.
5. Acceptable Level of Service (LOS) on the adjacent public roadways, accesses, and intersections will be maintained.
6. No roadway or intersection in the immediate vicinity has a history of safety or accident problems.
7. There is no change of land use with access to a State Highway.

Alignment with the El Paso County Master Plan

The proposed Hail and Dent Repair Shop aligns with the El Paso County Master Plan by supporting local economic development while preserving the rural character of the area. The

Master Plan emphasizes sustainable growth, environmental stewardship, and the enhancement of community services, all of which are integral to our business model.

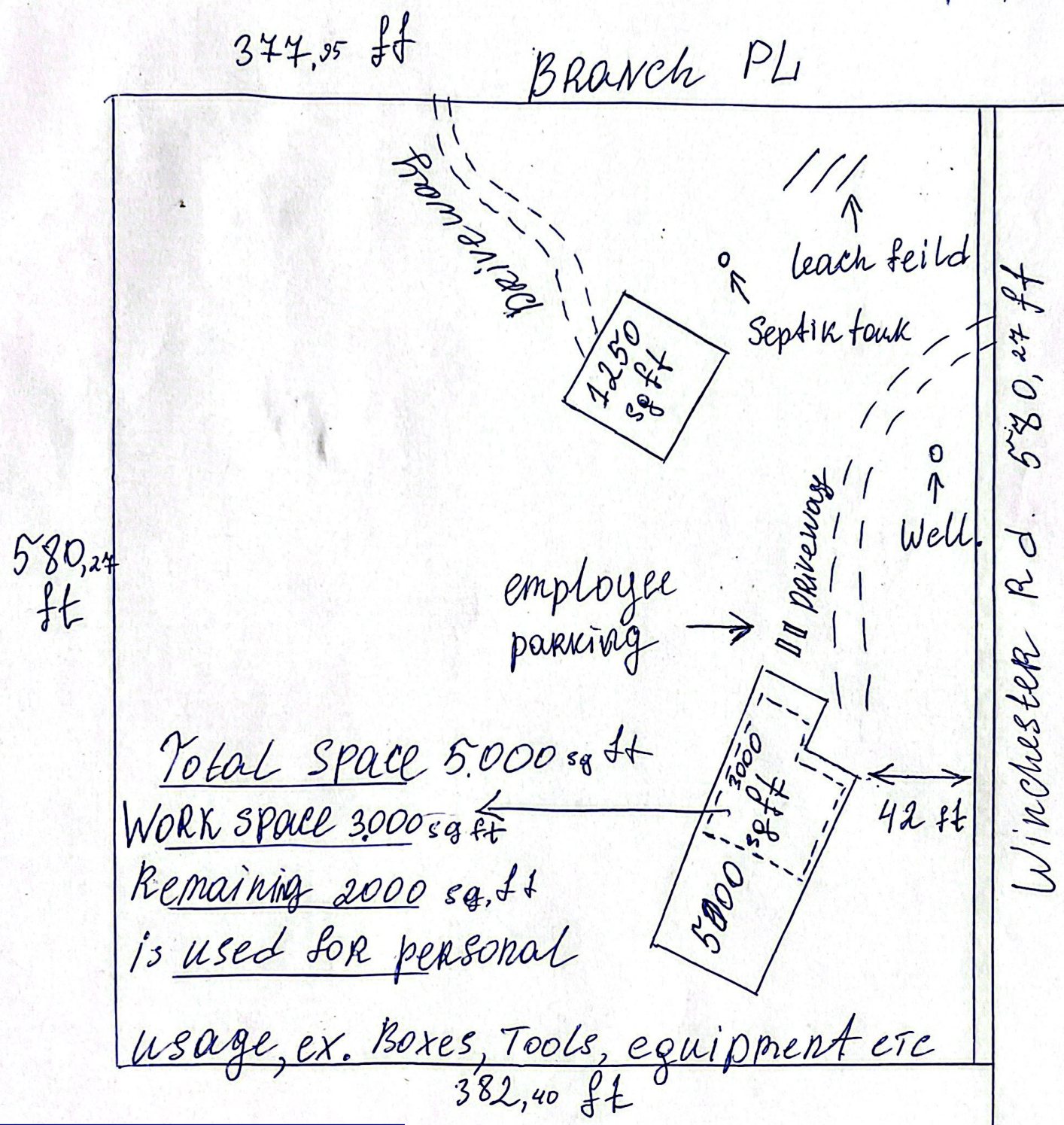
Economic Development: The shop will provide a unique service to the rural community, creating local jobs and supporting the local economy without compromising the area's rural character.

Environmental Stewardship: By utilizing eco-friendly paintless dent repair techniques and renewable energy sources, the business aligns with the Master Plan's goals for environmental sustainability and minimal ecological impact.

Community Services: The shop will offer a valuable service to residents, improving access to vehicle repair services within the community, which is consistent with the Master Plan's objective to enhance community services.

The proposed Hail and Dent Repair Shop will benefit local residents and not disturb the peaceful environment in the residential area. By adhering to all zoning and environmental regulations, the business will operate harmoniously within the community, providing a valuable service without compromising the area's integrity.

Maksud Shakhurov
8885 BRANCH PL, Colorado Springs, CO 80908
Tax Schedule Number - R5122001024
Current zoning: RR-5
LOT 7 Rampart View
Parcel size - 5 acres
Mail Repair shop.



Road Impact Fees will be due:

- ☐ At Building Permit
 - ☒ With Current Application.
- Fees collected on 5/8/2025

