

May 12, 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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

**PCD File No.:** VA266, Sunrise Dirt Works Variance of Use

**Project Description:** Variance of Use request for contractor's equipment yard in the RR-5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Daniel Byrne  
12260 Smith Road  
Peyton, CO 80831

**Applicant/Representative:**

Sunrise Dirt Works. Ltd.  
3606 Dundee Place  
Colorado Springs, CO 80831  
SunriseDirtWorks@gmail.com  
(719) 619-7889

**Tax ID/Parcel No.:** 4319001049

**Zoning District:** RR-5 (Residential Rural)

**Location of Project:** 12260 Smith Road

**Land Size:** 5.0 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/213708>

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Letke', written in a cursive style.

Joe Letke- Planner


El Paso County Planning & Community Development

(719) 520-7964    JoeLetke@elpasoco.com


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

**NOTICE OF LAND-USE APPLICATION**

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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



**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** VA266

**PARCEL NO.:** 4319001049

**OWNER:** Daniel Byrne  
 Sunrise Dirt Works, Ltd.

**ADDRESS:** 12260 Smith Road