October 29, 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 Rural Home Occupation as a Special Use

Project Description: Request for approval of a Special Use permit to allow a contractor's equipment yard to operate as a rural home occupation 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,



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

