

Letter of Intent for Special Use Permit

El Paso County

2880 International Circle, Suite 110
Colorado Springs, CO 80910

Date: 6/25/2026

Re: Application for Special Use Permit – Accessory Metal Building (40' x 80' x 16') on 4.77-Acre Parcel, Zoned RR-5.

Property Owner: David Morales Pineda

Property Address: 625 Slocum Road, Colorado Springs, CO 80830

Tax Schedule/Parcel Number: 4412003003

Applicant/Contact (if different): Patrick McCarthy, 303-596-1371, pjm1255@gmail.com

Dear Planning and Community Development Staff,

I am writing to submit this Letter of Intent in support of an application for a Special Use Permit for the construction of a 40' x 80' x 16' metal building on the above-referenced 4.77-acre property zoned RR-5 (Residential Rural). The proposed building will serve as an accessory structure for personal storage and personal uses related to the principal residential use of the property. It will have no electrical service, water, sewer, or concrete floor (supported directly on grade). The Company responsible for construction will provide engineering reports on grade and floor for the proposed building.

Property and Proposal Summary

The subject property is a 4.77-acre parcel in the RR-5 zoning district, which is intended to accommodate low-density rural residential development. The lot size exceeds the minimum 5-acre standard (or is conforming), and the proposal aligns with rural accessory uses common in this district.

The building will measure approximately 3,200 square feet in footprint and 16 feet in height. It will be placed in compliance with applicable setbacks (typically 25 feet for principal and accessory structures in RR-5 per the Land Development Code dimensional standards). No public utilities will be connected, minimizing infrastructure impacts. The structure will be used solely for private storage (e.g., vehicles, equipment, or personal items) and occasional hobbyist activities subordinate to the primary residence.

Justification and Compliance with Land Development Code

This accessory structure qualifies under the accessory uses provisions in Chapter 5 of the El Paso County Land Development Code (Tables 5-1 and 5-2). Large accessory structures in RR-5

districts often require Special Use review when exceeding standard size thresholds or to ensure compatibility.

The proposal complies with or addresses the Special Use review criteria in Section 5.3.2 as follows (based on standard 1):

- **Consistency with Master Plan:** The use supports rural residential character and low-density development, as encouraged in the Master Plan for areas zoned for rural residential use. The building is a home occupation, not a business use. It maintains open space and does not introduce urban densities. If this is no longer a home occupation, does this meet Land Development Code section 5.2.5. Agricultural Structure Exemption from the Building Code ?
- **Compatibility with Surrounding Land Use:** The building is a home occupation, not a business use. Placement and design (e.g., neutral colors if required) can further ensure visual compatibility with neighboring rural residential properties. No off-site impacts to adjacent properties are anticipated.
- **Public Health, Safety, and Welfare:** No utilities reduce risks associated with plumbing/electrical issues. The structure meets applicable building code exemptions for certain agricultural/accessory buildings (where relevant) and will be constructed per Pikes Peak Regional Building Department standards as required. Drainage and erosion controls will be addressed via the site plan.
- **Traffic and Access:** The use will generate negligible additional traffic (occasional personal vehicle/equipment access only). Existing driveway access is sufficient; no new access points or improvements are proposed. A driveway Access Permit (standalone) was approved and paid for on 8/6/2026, file number is AP26767. The Road Impact Fee is Zero. The new 3200 SF storage building will be used for personal use, not business use. If the building is used for business use, the approval is non-conforming, and the applicant must pay RIF.
- **Mitigation of Impacts:**
 - Visual screening via existing topography/vegetation or added landscaping/fencing as needed.
 - No exterior lighting or signage proposed beyond safety requirements.
 - Stormwater managed on-site with no floor to allow natural percolation. Also, an 80' silt fence to be installed along southern boundary fence parallel to proposed building as a precautionary measure.
 - Dust/noise controlled by limited use frequency.

This is the site plan

is there landscaping or no?

is there lighting or no?

The proposal meets the definition of an accessory use (subordinate, incidental, and on the same lot as the principal residential use) and any applicable use-specific standards in Chapter 5. No overlay zones (e.g., CAD-O) are known to apply, but this will be confirmed.

Additional Application Elements

This letter is accompanied by (or will be supplemented with) the full Special Use application, site plan (showing building location, setbacks, existing features, and any mitigation), title commitment, mineral rights certification, and other required materials per the County's Special Use packet.

I request approval of this Special Use Permit to allow construction of this functional, low-impact accessory building that supports rural lifestyle needs on the property without adverse effects on the neighborhood or County resources.

Thank you for your review. I am available to provide any additional information or address questions.

For David Pineda,

Sincerely,

Patrick McCarthy
208 Rock Island ave
Ramah, CO 80832
303-596-1371
pjm1255@gmail.com

(K) Square Footage of Residential Accessory Structure Limited. The building footprint of residential accessory structures shall not exceed the building footprint of the principal use to which they are subordinate, with the following exceptions:

- When the lot or parcel is 2.5 acres or greater, the accessory structure may be up to two (2) times the size of the building footprint of the principal use.