Please use the LOI for the AL268 for PPR269, both LOI's must match.

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.

Replace with "and Rural Home Occupation-SU Equipment Storage building) for the property".

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). The proposal complies with or

addresses the Special Use review criteria in Section 5.3.2 as follows (based on standard LDC requirements).

- **Consistency with Master Plan**: The use supports rural residential character and low-impact accessory development encouraged in the El Paso County Master Plan for areas with larger lots. It maintains open space and does not introduce urban densities.
- **Compatibility with Surrounding Uses**: The building is a low-intensity accessory used on a large rural lot. It will not generate significant traffic, noise, odors, or light pollution. 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**: The structure exceeds the 200 square foot maximum and does not meet the agriculture structure exemption, and contractor will obtain a building permit and comply with the Building Code. No utilities reduce risks associated with plumbing/electrical issues. Drainage and erosion controls will be addressed via a 150' silt fence during construction and will be located 50' south of the proposed construction site spanning 150' on center of proposed building west to east.
- **Traffic and Access**: The use will generate negligible a nal vehicle/equipment access only). Existing driveway a points or improvements are proposed. A driveway Access Permit (standalone) was approved and paid for on 8/6/2026, file number is *AP26767*.
- **Mitigation of Impacts**:
    - Any exterior lighting will be provided by solar powered security lights attached to the building where needed.
    - 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.

The proposal meets the definition of an accessory us feet, and the residential home, or principal use, is 36 required as the lot is 4.77 acres, the proposed buildin building footprint of the principal use.

Please revise as necessary. The RIF is not zero.

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.

This sentence doesn't make sense, you are building an enclosed structure and it has a roof and the building sides are sealed even through the floor is dirt the stormwater shall remain outside the building not inside the building (no percolation inside the structure). Please delete this sentence or explain.

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