El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Date: October 13, 2026

RE: Letter of Intent – Special Use Permit Application
Project Address: 625 Slocum Road, Colorado Springs, CO 80930
Property Owner: David Morales Pineda
Zoning District: RR-5 (Residential Rural, 4.77 Acres)
Tax Schedule / Parcel Number: 4412003003
Prepared By: Patrick McCarthy, Owner Representative

Owner & Applicant Information

- **Property Owner:** David Morales Pineda
  625 Slocum Road
  Colorado Springs, CO 80930
  Phone: 719-388-6644
- **Owner Representative (Applicant):** Patrick McCarthy
  Phone: 303-596-1371
  Email: pjm1255@gmail.com

Project Description & Request

On behalf of the property owner, we are submitting this Letter of Intent to request a Special Use Permit to allow for light business operations and material/vehicle storage within a proposed detached accessory structure.

The application proposes the construction of a 40' x 80' x 16' (3,200 sq. ft.) pre-engineered metal building. The building features will include:

- **Floor Type:** Gravel floor
- **Utilities:** The structure will feature no permanent utilities, including no connection to water, central sanitation/sewer, or grid telecommunications.
- **Power Source:** On-site operations within the building will occasionally utilize a portable, low-emission, low-noise gas generator solely during working hours.

Proposed Use Breakdown

The building will function as a localized commercial hub and storage facility to support plumbing and carpentry trade services.

- **Material & Vehicle Storage:** Internal parking of commercial service vehicles, trade tools, and raw materials (piping, lumber, fittings) to eliminate outdoor visual clutter.
- **Light Business Operations:** Staging, organization of daily service jobs, and minor carpentry assembly.
- **Light Welding:** Occasional, internal structural or repair welding powered strictly via a portable low-emission, low-noise gas generator.

Code Compliance & Criteria of Approval

Per Chapter 5 of the El Paso County Land Development Code, the proposed special use satisfies the required criteria for approval:

- **Compatibility with the Surrounding Area:** The structure's design aligns seamlessly with rural accessory buildings common across the RR-5 zoning district. All materials, trades work, and vehicles are enclosed completely within the 3,200 sq. ft. building, preventing any visual friction with neighboring properties.
- **Nuisance and Environmental Impact:** Operations will strictly comply with County laws regarding air, water, light, and noise. Because the building uses a gravel floor and lacks plumbing, there is zero risk of industrial wastewater discharge or toxic runoff into the local water table. The low-emission, low-noise gas generator will be operated inside with ventilation to ensure noise and emission levels remain well below county regulatory thresholds during allowable standard working hours.
- **Public Safety, Health, and Welfare:** The structure will not produce harmful off-site emissions, excessive traffic generation, or hazardous conditions. Fire protection and local sheriff safety access are already adequately established via Slocum Road.
  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 as well as furnish a Geotechnical Report for where any borings will be located. All metal construction and no utilities reduce risks associated with fire hazards and water, plumbing, and 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.

- **Master Plan Consistency:** The project respects the rural character goals detailed in the El Paso County Master Plan. It supports local light business entrepreneurship without prompting high-density urbanization or taxing regional utility infrastructures.

- **Access and Traffic:** The property accesses Slocum Road via an established driveway footprint. A driveway Access Permit (standalone) was approved and paid for on 8/6/2026, file number is *AP26767*. Traffic volume will remain minimal, restricted only to occasional service vehicles coming and going at the start and end of the workday. No heavy multi-ton freight distribution lines or high-volume customer retail traffic will be generated by this light trade use. The driveway extends into the eastern portion of the property where there is no vegetation or obstacles as to create a fire apparatus loop for access and egress.

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, a 150’ silt fence to be installed 50’ south of building on center to building.
- The site is located outside the floodplain based on FEMA panel 08041C0785G (effective date is 12-7-2018).
- No drainage study is required.
- Dust/noise controlled by limited use frequency.

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.

Respectfully submitted,

Patrick McCarthy

Patrick McCarthy
Owner Representative

303-596-1371
pjm1255@gmail.com