

EL PASO  **COUNTY**
COLORADO

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May 18, 2022
21875 E. HWY 24, Peyton, CO, 80813

ATTN: Marcel Rodriguez

CO: Cumberland Buildings

RE: 21875 E. HWY 24 Zoning Determination

File: ADM-22-008

Dear Mr. Rodriguez:

A request has been made for the determination regarding the proper “use” categorization under the El Paso County Land Development Code (2021) for construction and delivery of portable buildings. A request has also been made to determine if the proposed use is compliant with the currently active special use permit associated with the property (PCD File No. AL-16-007).

Existing Use

The approved special use under file number AL-16-007 allows for the following:

“Our intent is to sell hardwoods, woodworking tools, and provide mill services to craftsmen, artisans, and lay persons.”

Proposed Use

The applicant has described in detail the proposed use in the request letter. The relevant aspects of the use include:

- construction of portable storage buildings
- assemble 5-7 buildings per week
- employ 3-4 people (the current permit allows for 12 employees)
- averaging 10-12 vehicles to and from the property per day

Land Development Code Analysis

Section 1.15 of the Code defines "Light Manufacturing" as:

Light Manufacturing — Manufacturing and processing in which no operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which will be detrimental to the health, safety, or general welfare of the community. The following are examples of light manufacturing or processing: beverage manufacturing; book binding; canvas products manufacturing; clothing or cloth manufacturing; computer manufacturing; dry cleaning plant; electronics manufacturing; fish hatchery; furnace installation, repair, and cleaning; hosiery manufacturing; machine shops; machine tool manufacturing; machinery sales; public utility storage, yards, and service installments; sheet metal shops; shoe manufacturing; sign manufacturing, repair, and maintenance.

Based on the applicant's letter of intent and the definition for "Light Manufacturing", it is the determination of the Planning and Community Development Executive Director that the use, as described in the applicant's request letter, does not constitute a continuation of the uses described in PCD File No. AL-16-007. The proposed use would be classified as light manufacturing, which is not an allowed use for the current zoning of A-35 (Agricultural Zoning).

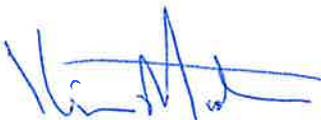
Conclusion and Interpretation:

The proposed use was not allowed by the special use approval and is also not allowed within A-35 zoning. In order to begin the process to allow for the use on the subject property, the applicant will be required to submit for an early assistance (EA) meeting with Planning and Community Development Department staff in order to discuss the request and the process.

Any proposed development shall comply with all other applicable County, State, and Federal Regulations.

If you have any questions or concerns regarding this determination, please contact myself or Ryan Howser Planner II, at (719) 520-6049 or ryanhowser@elpasoco.com.

Sincerely,



Kevin Mastin

Interim Director

El Paso County Planning and Community Development Department