



May 4, 2026

PCD File No. PPR2428

**LETTER OF INTENT
Site Plan - Shed
(MVE Project No. 61214)**

Owner / Applicant:

Mr. William Mierkey
7320 Liberty Bell Drive
Colorado Springs, CO 80820
(719) 460-6415

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Property Address

9021 Chicago Avenue

Property Tax Schedule No:

53121-11-005

Current Zoning:

CC - Commercial Community

Site Location, Size and Zoning:

The site consists of 1.37± acres in area, has a tax schedule number of 53121-11-005 and street address of 9025 Chicago Avenue with the proposed shed to be addressed 9021 Chicago Avenue. The site is located southerly of Chicago Avenue at its intersection with 5th Street in Falcon, El Paso County, Colorado. The site is zoned CC – Commercial Community is currently developed with a single family residence, a garage, and a metal barn.

Request:

The request is for the construction of an 800 square foot (SF) shed for the storage and weather protection of fencing materials including posts, railings, and fencing slats & panels. . The site will continue to be used as a single family residence. This shed proposed location is shown on the Site Plan.

Is there a building on site used for the business office? If so, include that in the LOI and the SDP drawing.

Engineers • Surveyors

1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736

Fax 719-635-5450 • e-mail mve@mvecivil.com

Please state the number of vehicle trips anticipated to visit the site each day (employees, customers, deliveries)

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Justification:

The shed will be used for storage of fencing materials which is consistent with the allowed use in a CC zone as an accessory use.

The area of disturbance is minimal and not expected to exceed 1,500 SF. The general drainage patterns existing on the site will be maintained. The existing overland storm water flows to continue in the same general direction. The addition of the proposed shed will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed shed use will not generate odors that would be uncharacteristic of standard Commercial Community Use or have a negative impact on the existing agricultural smells from the surrounding parcels. The proposed shed will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands.

If looking to use the TIS exemption, include a statement with the 7 criteria from ECM B.1.2.D addressing that all criteria for a TIS exemption have been met.

Traffic Impact and Traffic Impact Fees:

Daily vehicle trip-end generation will not increase for the storage shed use as the shed will protect the fencing materials that are presently being stored on the site. Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

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This development is not subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471 as amended by Resolution 24-377. Traffic Impact Fees should not be assessed on the 800 SF shed.

Please clarify whether all material will be stored in the proposed shed or if materials will still be stored outside as well.

Provision of Utilities:

No utilities will be required for the proposed shed.

Existing residence served by well / septic. MVEA,
Gas? ; New shed will have electric?

Please refer to the EPC Road Impact Fee Implementation document. An excerpt of the document is included below. Road Impact Fees are applicable for this land use application and will be due prior to approval. Please revise the LOI to reflect this information.

There is not a previously approved site development plan for this site that reflects the outdoor storage. If it will remain as a part of this use approval it must be reflected in the LOI and site development plan.

The amount of the road impact fees can be calculated once more information is provided with this application. The road impact fee acknowledgement form has been uploaded in EDARP for submission with the next review.

<https://epc-assets.elpasoco.com/wp-content/uploads/sites/13/Implementation-Documents-2025.pdf>

Land Development standards for El Paso County will be met.

Pikes Peak Regional Building Department (PPRBD) will receive and review building plans and Site Plan for this site.

B. IMPOSITION OF FEES

1. Applicability of Road Impact Fee. Property in the unincorporated area of the county that receives a Land Use Approval either in a public hearing or administratively is subject to the payment of Road Impact Fees.

- a. If the property applying for the Land Use Approval has already paid its Road Impact Fee obligation through a prior final plat or zoning approval, then it shall not have to pay again at the time of a subsequent related Land Use Approval.
- b. If a property is subdivided or use is established or expanded after January 2010 without the required approvals and has not paid the road impact fee, then the fee will be applied and must be paid when such approvals are obtained.
- c. Exceptions: the following Land Use Approvals shall not be subject to payment of Road Impact Fees.
 - i. Those issued for Temporary Uses as defined in the El Paso County Land Development Code.
 - ii. Those issued to reestablish a use or rebuild a structure that was destroyed or demolished and that legally existed at the time of such destruction or demolition.

reviewers
780909
nvecivil.com



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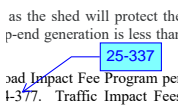
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If looking to use the TIS exemption, include a statement with the 7 criteria from ECM B.1.2.D addressing that all criteria for a TIS exemption have been met.