October 19, 2026 PCD File No. PPR2428

LETTER OF INTENT
Site Development 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 2
Colorado Springs, CO 8090
(719) 635-5736

Property Address
9025 Chicago Avenue

Property Tax Schedule No
53121-11-005

Current Zoning:
CC - Commercial Commu

Not added to LOI from review 1 and 2

Add to Letter and site dev plan: IF retail sales, wholesale sales; Do customers come to site ; hours of operation. How many employees come to site? If any of the above -parking must be depicted on site dev plan. Where are company trucks parked? Is it delivery only business? Identify on Site dev plan.
Ask for landscape alternative - address what is installed per landscape plan. State site is 100% fenced in w cedar opaque fencing.
Address lighting: Is it not to be installed because no customers after dark.
State zero outside storage/ or how large of an area is it? Depict areas on site dev plan.
Clearly identify the Sf home is to remain a residence. Once the use stops it will no longer be legal nonconforming in CC zone district.

Site Location, Size and Zoning:

The site is 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 unincorporated Falcon, El Paso County, Colorado. The site is zoned CC – Commercial Community is currently developed with a Caretaker House (single family residence), a garage, a metal barn, and recently constructed office/storage building. The fencing business is conducted on site by Falcon Fence Company of which Mr. William Mierkey is the owner.

add landscape alternative requested for mural fence in lieu of plantings per Justin Kilgore, Prior, Planning Manager

Request:

The request is for approval to construct an 800 square foot (SF) shed along the southwestern side of the site. The proposed shed is for weather protection of fencing materials including posts, railings, and fencing slats & panels. There will be outside storage along the northwestern, southwestern, southern, and southeastern exterior fencing from the ends of the proposed shed. The site will continue to utilize existing

Caretaker House, garage, metal barn, and office/storage building. The proposed shed location is shown on the Site Development Plan.

Justification:

The proposed shed will be used for storage of fencing materials which is consistent with the allowed use in a CC zone as an accessory use. Parking areas are added to accommodate employees, along with pick up & drop off of fencing materials & hardware. The areas for the proposed parking, storage areas, and pick-up & drop off will remain undisturbed from the current condition.

The area of disturbance is minimal and not expected to not exceed 1,500 SF in the area of the proposed 20' by 40' shed. The general drainage patterns existing on the site will be maintained. The existing overland storm water flows will continue in the same general direction and quanity. 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 and appurtenances 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.

Traffic Impact and Traffic Impact Fees:

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

Daily vehicle trip-end generation will not increase from present ADT as the proposed storage shed is to be used as protection of the fencing materials that are presently being stored on the site.

No Traffic Impact Study (TIS)is required because the 7 criteria from the ECM B.1.2.D. have been met.

1. Daily vehicle trip-end generations is less than 100.
2. There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.
3. The is no increase in the number of vehicular trips and therefore does not exceed the existing trip generation.
4. There is no change in in the type of traffic to be generated.
5. Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained. This Project will have no effect on LOS.
6. No roadway or intersection in the immediate vicinity has a history of safety or accident problems.
7. There is no change of land use with access to a State Highway.

This development is 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 24-337. Traffic Impact Fees will be

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assessed on the square footage (SF) office and storage buildings shown on the Site Development Plan. The square footage (SF) for office and storage buildings is 2,079 SF.

Provision of Utilities:

No utilities will be required for the proposed shed.

Conclusion:

Land Development standards for El Paso County will be met.

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

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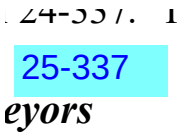
V3_LOI.pdf Markup Summary

CDurham (3)



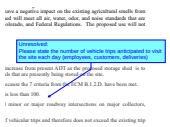
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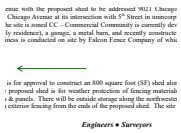
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Unresolved:
Please state the number of vehicle trips anticipated to visit the site each day (employees, customers, deliveries)

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Engineers ● Surveyors
● Colorado Springs, CO 80909 ● Phone 719-635-5736

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