

EL PASO



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 22, 2018

RE: ADM-18-022 Administrative Determination-Use Determination
12610 Crump Rd
Colorado Springs, CO 80908
Schedule No. 62120-02-004

Curtis and Patsy Fox
12610 Crump Road
Colorado Springs, CO 80908

To Whom It May Concern:

This determination letter is in response to a request made to the El Paso County Planning and Community Development Department for a determination as to whether the property located at 12610 Crump Road would be considered a rural home occupation for a contractor's equipment yard in the RR-5 (Residential Rural) zoning district.

Background

The subject parcel was platted in 1971 as Lot 1 of the Forest Glen Subdivision and is located approximately 0.64 miles east of the intersection of Milam Road and Shoup Road. The parcel is zoned RR-5 (Rural Residential). A rural home occupation for a contractor's equipment yard requires approval of a special use application in the RR-5 zoning district. The El Paso County Land Development Code (2018) defines a contractor's equipment yard as;

A service establishment primarily engaged in general contracting or subcontracting in the construction, repair, maintenance or landscape trades. It may include administrative offices, workshops and the indoor or outdoor storage of tools, equipment, materials, and vehicles used by the establishment.

The proposed construction business includes the indoor storage of garage door equipment in a 1,400 square foot accessory garage located on the subject property. Per the applicant's request letter, "the use of the detached garage would be to house the orders until installation, which is anywhere from one (1) day to two (2) weeks from receipt of the product."

Discussion and Interpretation:

El Paso County has specific use regulations for a rural home occupation as a special use, which include a contractor's equipment yard. Based upon the description of the proposed use in the applicant's determination of use request letter, it is determined that this use would be considered a rural home occupation. The rural home occupation in the RR-5 zoning district requires a special use application and must meet all standards located in Section 5.5.2.30.A,

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5.2.30.B, and 5.2.30.C. A rural home occupation as a special use must be apply for and approved in order to allow the use on the subject property. In addition, submittal and approval of a site plan shall be required prior to initiating the use.

Please contact the assigned planner, Len Kendall, with any questions at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey
Executive Director
Planning and Community Development