

Please add:

PCD File No. AL2621

08/05/2026

LETTER OF INTENT

Minor Special Use Permit Application

Vehicle and Equipment Storage for Landscaping & Grounds Maintenance Business

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

Rodrigo Yanez Beltran
1st Choice CGM LLC
5565 Renneberger Road
Peyton, CO 80831-7666

RE: Letter of Intent for Minor Special Use Permit - Storage of Landscaping Business
Vehicles and Equipment

To Whom It May Concern:

I am submitting this Letter of Intent in support of my application for a **Minor Special Use Permit** for the property located at **5565 Renneberger Rd, Peyton, CO 80831**, in El Paso County, Colorado.

The purpose of this request is to allow the property to be used for the storage of vehicles, trailers, landscaping equipment, and materials associated with my landscaping business. The proposed use is intended solely to provide a secure location for business-related equipment and vehicles when not actively being utilized at project sites.

The use of the property will be limited to the following activities:

- Parking and storage of landscaping trucks, trailers, and work vehicles.
- Storage of landscaping tools and equipment used in the ordinary course of business.
- Storage of landscaping materials necessary to support ongoing landscaping and maintenance operations.

- Routine loading and unloading of equipment for transportation to and from customer job sites.

No retail sales will occur on the property. No public access is proposed. Customer visits will not be conducted at this location. The property will not serve as a commercial office, retail establishment, or storefront.

The business will employ **two (2) employees on-site in addition to the owner of the property and business**. Activities conducted at the property will be limited to the storage, organization, and deployment of landscaping equipment and materials necessary to support daily operations.

Business operations at the property will generally occur during **5:00 p.m., Monday through Friday**. Employees will typically arrive in the morning to perform work at customer locations and return in the afternoon of their daily assignments.

The proposed use is expected to have minimal impact on neighboring properties. Vehicles will be parked in designated areas on-site and maintained in accordance with applicable regulations. To provide additional security and visual screening, the property will be enclosed by **siding fence or picket-style fence, subject to approval by the permitting process.**

Please add how exactly the site will be screened.

6.2.2. Landscape Requirements

(ii) Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.

5.2.40 Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees, fences or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.

The proposed use is limited to the storage and staging of landscaping equipment, vehicles, and materials. **No outdoor vehicle or equipment repair work, mechanical servicing, body work, painting, welding, manufacturing activities, or similar maintenance operations will be conducted on the property.** Additionally, **no hazardous waste, industrial chemicals, or regulated substances will be stored on-site**, except for normal quantities of commercially available products used in routine landscaping operations and maintained in accordance with applicable regulations.

Please provide detail.

To ensure compatibility with surrounding properties, the business will implement measures to minimize visual, noise, and traffic impacts. Outdoor storage areas will be screened from adjacent properties by the approved fencing, and the site will be maintained in a neat and orderly condition at all times. Noise-generating activities will be limited to normal business hours. Operations will occur during evenings, weekends, or holidays.

Traffic generated by the business will be minimal and will consist primarily of the daily departure and return of landscaping vehicles and company work trucks. The proposed use is

Could you add a statement that states no domestic well water shall be used for commercial purposes etc.

consistent with the rural character of the area and is designed to operate in a manner that respects neighboring properties while supporting a locally owned landscaping business serving El Paso County and surrounding communities.

The operation will comply with all applicable El Paso County Land Development Code requirements, including regulations pertaining to parking, access, screening, noise, outdoor storage, lighting, drainage, and any conditions imposed as part of the Special Use Permit approval process.

The requested permit will allow me to operate my landscaping business efficiently while maintaining compatibility with surrounding properties and preserving the character of the area. The use is necessary to support a locally owned business that provides landscaping and property maintenance services throughout El Paso County and surrounding communities.

I respectfully request approval of this Minor Special Use Permit and appreciate your consideration of this application. Should additional information be required, please contact me at your convenience.

Thank you for your time and consideration.

Sincerely,



1st Choice CGM LLC

By: Rodrigo Yanez Beltran

Title: Owner/Operator

Date: 08/05/2026

Cell: 719-360-8720

Please discuss each item below in a brief and separate paragraph:

1. Traffic: Discuss the No TIS required per ECM section B.1.2.D (discuss all items).

2. Drainage: Discuss if you are adding any impervious areas and discuss Basin and Bridge fees (Basin name is Solberg Ranch, basin fee is \$27,282 per impervious acre and bridge fee is \$0 per impervious acre).

3. Indicate if you are construction any new building and discuss the Road Impact Fee RIF.

