



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone 719-520-6300
 Fax 719-520-6695
 www.elpasoco.com

**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SPECIAL USE LETTER OF INTENT CHECKLIST

Revised: January 2022

Special Use		
The letter of intent for a special use application should summarize the proposed use and discuss any potential impacts that could be caused as a result of approving the use. The letter should also discuss any proposed methods for mitigating such impacts. Any anticipated phasing of the proposed use should also be discussed in the letter of intent.		
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.		
	Applicant	PCD
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.	✓	Office use only
Letter of Intent		
1 Owner name, contact telephone number, and email for responsible party		
2 Applicant name (if not owner), contact telephone number, and email for responsible party		
3 Property address		
4 Property tax schedule number		
5 Current zoning of the property		
6 A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.		
7 A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)		
8 A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.		
9 A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.		
10 A discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).		
11 A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.		

Letter of Intent

Owner name: Ramon Posada

Contact telephone number: (719)-640-1785

Email for responsible party: ramon.posada@hotmail.com

Property address:

10500 Peaceful Valley Rd

Colorado Springs, CO 80925

Property tax schedule number: 5523004005

Current zoning of the property: RR-5

I currently have 3 vehicles, 2 pull behind trailers, and 3 Bobcat tractor skidsteers that I want to park on my 5.25-acre property.

These are considered to be business use by the county. I am wanting to continue to have them parked on my property as I do not see the purpose of having to move it off of my property and have to rent out another location when I have enough space and convenience of being able to keep them on my property.

At max, there is 1 employee that also parks in the indicated area. The trucks are used just about every day of the week during times when weather permits the use of them for landscaping jobs in the city. Sunday would be the only day where they are not moved.

Traffic: As there is only 2 vehicles max that can pull the pull behind trailers with skidsteers on top of the trailers, traffic is not impacted in any significant way. There is plenty of access on my property for the vehicles to turn directly into from the road, so there is no traffic generated as this road is also not near a busy intersection and is not a main road; it is primarily used as a road for residential homes similar to mine. There was no separate traffic study required as per the early assistance meeting.

The equipment/vehicles leave at max 8:30am in the morning, and can return as early as 3:30pm in the afternoon.

I will also occasionally have materials that I use that I want to be able to keep outside. This includes anything you can think of that is landscaping related that stays outside such as trees and rock. They are kept far away enough by your standards from any property lines if there is any.

I am proposing an alternative landscaping plan as it was mentioned by the early assistance meeting due to the lack of water supply in the indicated area. As the indicated area sits currently, there is no need of any kind of other landscaping needed. I DO NOT need any signage for anything due to the fact that I need the indicated area just to park my equipment.

5.1.30.

(B) Rural Home Occupation

(3) Allowed Home Occupations

El Paso County, Colorado Land Development Code

Use and Dimensional Standards – Chapter 5-Page 36 Effective 01/09/2018

The following types of uses, in addition to those allowed as a residential home occupation, may qualify as rural home occupations, if the general standards of a rural home occupation are met:

Contractor's equipment yards, construction businesses, welding shops;

Trucking and hauling businesses;

Vehicle storage or repair businesses; and

Other small businesses which primarily serve a rural agricultural or ranching clientele.

(5) General Standards for Rural Home Occupation

Rural home occupations shall conform to the requirements and standards of a residential home occupation with the following specific allowances.

(a) Outside Storage and Work Areas Allowed

Outside storage, parking and work areas are allowed provided these are set back a minimum of 50 feet from all property lines and are limited in combination to one acre or 5% of the total lot or parcel area, whichever is less. The screening standards of Chapter 6 of this Code shall apply to outside storage areas located on parcels less than 35 acres, and

to all outside storage greater than 5000 square feet. – All of these standards have been met from the beginning.

(b) Employees

A maximum of 2 employees are allowed, who are not family members or principally employed in a use which is otherwise allowed on the lot or parcel. – If there are any employees, there is a max of 1, which would be only to park and leave with the equipment.

(c) Trips Generated by Home Occupation Limited

The total number of one-way vehicle trips generated by the rural home occupation shall not exceed an average of 20 per day. – The number of trips per day does not exceed half of this number.

(d) Inoperable Vehicles

A maximum of 10 inoperable non-agricultural vehicles shall be allowed in conjunction with the rural home occupation. – There are no inoperable vehicles of any kind.

(e) Environmental Impacts

The rural home occupation shall not result in any generation of solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners. – None of which I do or have been doing causes any of these kinds of impacts.

Overlay zoning: There is no overlay zoning.

El Paso County Master Plan: There is no aspect of what I am needing the special use permit that overlays/contradicts anything dealing with the El Paso County Master Plan. I am simply parking my equipment on my property the same way I would park an average passenger vehicle that is used to go to the store, work, etc. – My materials are not excessive and they are simply put on my property for easy access for myself to be able to access for my occupation.