

## LETTER of INTENT

2-20-2026

David Morales Pineda  
625 Slocum Rd.  
Colorado Springs, CO 80930  
719-388-6644  
[Davidmor1217@gmail.com](mailto:Davidmor1217@gmail.com)

LOT 1 BLK 4 TOY RANCHES SUB 1

Tax ID# - 44120-03-003

Residential zoning – RR-5

- Please address the following points in your letter of intent:
1. Will any welding take place? Please specify the use/business to occur inside or outside of the structure.
  2. What kind and how many vehicles / heavy equipment will be stored?
  3. What kind of traffic will be generated in and out of the property with this equipment?
  4. How many employees will visit the site, if any?
  5. Total area of use? (must be 5% or less of site)
  6. Is there vehicle or materials storage outside of the structure? Any environmental impacts related to these materials?
  7. What noise will be generated by the proposed use, and how will noise be mitigated?
  8. Can you describe how you're resolving the code enforcement violation (tire storage, screening of heavy equipment, etc)?

The special use does comply with all required criteria of Land Development Code 5.3.2.C including compatibility of the surrounding neighborhood, does not overburden public facilities, will not affect the traffic pattern of surrounding area. The special use will comply with all laws regarding air, water, light, and noise pollution although most are not applicable. The special use will not be detrimental to the public safety, health, and welfare of present or future residents of El Paso County and will conform to all applicable County rules, regulations, or ordinances.

All of these are contingent on obtaining building permits and zoning approval.

The building will be a simple 40 ft x 80 ft vehicle and equipment storage structure with no water, sewer, or telecommunications. Electricity will be provided from the existing service only requiring 120/240v service.

Due to the simplicity of the proposed building as a storage building, most of land Development Code 5.3.2.C is not applicable.

Thank you for your assistance and time in this matter,

Patrick McCarthy,  
on behalf of David M Pineda.  
[pjm1255@gmail.com](mailto:pjm1255@gmail.com)  
[davidmor1217@gmail.com](mailto:davidmor1217@gmail.com)

The LOI must indicate accurately and clearly the existing and the proposed uses. The need for the RIF acknowledgement form and actual fee will be determined based the use.

Please include calculation for allowed (maximum) and proposed area. For example: 4.77 acres x .05 = .2385 acres, or 10389.06 square feet as the maximum allowed by Code.

Show and label all areas and uses part of proposed home occupation (secondary structure, outside storage, fencing, etc)

Code Enforcement has captured images of a temporary fence around outside storage. Fencing must meet Outside Storage requirements in section 5.2.40 of Code such as 100% opaque, 6 ft tall, etc.

Provide the dimension for the existing driveway that was never permitted and call for the use of the appropriate standard detail and provide EPC standard notes (check the County Engineer website.)

Feb 20th, 2026

628 ft

Old Chicken Coop

330 ft  
ENTRANCE

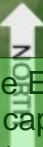
4412003003

80 ft  
40 ft  
Proposed Building

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Tax ID # - 44120-03-003  
Zoning - RR-5  
Legal Descript. - LOT 1 BLK 4 TOY RANCHES SUB 1

628 ft



### Road Impact Fee Acknowledgement Form

Property in the unincorporated area of the El Paso County that receives Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. After December 31, 2024, the fee is paid for new residential and non-residential uses and structures and expansions of non-residential uses and structures. For detailed information on the program see the El Paso County Road Impact Fee webpage at [publicworks.elpasoco.com/road-impact-fees/](http://publicworks.elpasoco.com/road-impact-fees/).

Land Use Approval is defined as an approval or permit issued for a new use, new structure, or expansion of an existing use or structure (not to include expansion of single-family detached homes) on a parcel of property in unincorporated El Paso County that generates new trips for such parcel. Examples include, but are not limited to building permits, access permits, driveway permits, site plans, site development plans, special use approvals, and variance of use approvals.

Owner Authorization:

I hereby agree to abide by the rules and regulations of the Road Impact Fee program as adopted by the Board of County Commissioners. I acknowledge that it is my responsibility as the owner/developer to pay Road Impact Fees at the last Land Use Approval.

Road Impact Fee\*: \$ \_\_\_\_\_ **Provide the calculations for the fee** \_\_\_\_\_

Payment Due At:  **At Building Permit** (Fees finalized at building permit application)  
 **Approval of Current Application**

(\* ) Road Impact Fee is subject to change based on the current Road Impact Fee Schedule at the time of last land use approval

**Un-check this box.**

Owner/Developer(s) Name: \_\_\_\_\_

Owner/Developer(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_