LETTER OF INTENT

Date: November 03, 2026

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

RE: Letter of Intent for Special Use Permit and Rural Home Occupation (SU Equipment Storage)

Property Address: 625 Slocum Road, Colorado Springs, CO 80930
Parcel Number: 4412003003
Legal Description: LOT 1 BLK 4 TOY RANCHES SUB 1
Current Zoning: RR-5 (Residential Rural)

Owner & Applicant Information

Property Owner:
David Morales Pineda
625 Slocum Road
Colorado Springs, CO 80930
Phone: 719-388-6644

Owner Representative (Applicant):
Patrick McCarthy
Phone: 303-596-1371
Email: pjm1255@gmail.com

Executive Summary & Project Description

This Letter of Intent is submitted to request approval for a Special Use Permit for a Rural Home Occupation (SU Equipment Storage) at 625 Slocum Road within unincorporated El Paso County. The applicant is requesting authorization to construct a 40' x 80' x 16' (3,200 sq. ft.) detached metal accessory building to be utilized for a Plumbing and Handyman business and the storage of inventory, materials, staging of jobs, commercial vehicles, and equipment. No outside storage will occur, but if it does, proper screening and setbacks will be applied per County regulations. The proposed building will feature a gravel floor and will operate with no utility connections, including no electric, no water, no sewer, and no sanitation hookups.

Compliance with the El Paso County Land Development Code (LDC)

The proposed Special Use meets the criteria for approval as outlined in Chapter 5 and Chapter 7 of the El Paso County Land Development Code based on the following justifications:

- **Compatibility with the Surrounding Area:** The structure's design aligns seamlessly with rural accessory buildings common across the RR-5 zoning district. All materials, trades work, and vehicles are enclosed completely within the 3,200 sq. ft. building, preventing any visual friction with neighboring properties. The project respects the rural character goals detailed in the El Paso County Master Plan. It supports local business entrepreneurship without prompting high-density urbanization or taxing regional utility infrastructures.
- **Impact on Public Health, Safety, and Welfare:** The proposed storage structure will not be detrimental to the health, safety, or welfare of nearby residents. The structure will not produce harmful off-site emissions, excessive traffic generation, or hazardous conditions. Fire protection and local sheriff safety access are already adequately established via Slocum Road. The structure exceeds the two hundred square foot maximum and does not meet the agriculture structure exemption. The contractor will obtain a building permit and comply with the Building Code as well as furnish a Geotechnical Report for where any borings will be located. All metal construction and no utilities reduce risks associated with fire hazards and water, plumbing, and electrical issues. Drainage and erosion controls will be addressed via a 150’ silt fence during construction and will be located 50’ south of the proposed construction site spanning 150’ on center of proposed building west to east.
- **Environmental and Pollution Standards:** The operation will comply with all local, state, and federal laws regarding air, water, light, and noise pollution. Because the building will have a gravel floor and no plumbing or water fixtures, it will generate zero wastewater or industrial discharge, completely mitigating any potential risk to localized groundwater or neighboring septic systems. Motion detect solar lighting will mitigate heavy light pollution. Any potential noise pollution will be contained inside structure. No air pollution is expected at this location.
- **Site Layout and Setbacks:** The structure will adhere strictly to all RR-5-dimensional standards maintaining a minimum setback of twenty-five feet from all property lines. The building is positioned to allow safe backing, parking, and traffic circulation without infringing on neighboring easements or public rights-of-way. Any outside storage will

adhere to the 50-foot setback with proper screening per county regulations.

- **Access and Traffic:** The property accesses Slocum Road via an established driveway footprint. A driveway Access Permit (standalone) was approved and paid for on 8/6/2026, file number is *AP26767*. Traffic volume will remain minimal, restricted only to occasional service vehicles coming and going at the start and end of the workday. No heavy multi-ton freight distribution lines or high-volume customer retail traffic will be generated by this light trade use. The driveway extends into the eastern portion of the property where there is no vegetation or obstacles to create a fire apparatus loop for access and egress. A Road Impact Fee will be paid once formulated and a bill is submitted.

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.

- **Outside Storage and Work Areas Allowed.** There are no plans for outdoor storage, parking or work areas. All storage, parking and work will be performed inside proposed building except for occasional loading and unloading of larger materials from work vehicles into the building. If in the future outside storage, parking and/or work areas are needed they will comply with the size, screening and setback regulations established by El Paso County.

- **Employees.** Two nonresident employees are employed by the business and will be within the maximum number allowed of two.

- **Trips Generated by Home Occupation Limited.** The total number of one-way vehicle trips generated by the rural home occupation's two employees shall be a maximum of 6 trips per day not exceeding the average of 20 per day.

- **Inoperable Vehicles.** All inoperable vehicles will be stored inside of the proposed building. If those vehicle or other inoperable vehicles are stored outside proper screening and setbacks will be utilized.

- **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. See "*Compliance with the El Paso County Land Development Code (LDC)"* above.

Mitigation of Impacts

- All exterior lighting will be provided by motion detector, solar powered security lights attached to the building where needed mitigating excessive light pollution as they will be at low light levels until tripped on to high intensity by motion.
- Stormwater managed on-site with no floor to allow natural percolation with gutters installed to direct water away from building and any water collection areas. Also, a 150' silt fence to be installed fifty feet south of center to building during construction.
- The site is located outside the floodplain based on FEMA panel 08041C0785G (effective date is 12-7-2018).
- No drainage study is required.
- Dust/noise controlled by limited use frequency.

This sentence doesn't make sense, you are building an enclosed structure and it has a roof and the building sides are sealed even through the floor is dirt the stormwater shall remain outside the building not inside the building (no percolation inside the structure). Please delete this sentence or explain.

Utilities and Services

Delete this sentence, I am requesting a brief drainage letter now to document the increase in flows and the no adverse impact to downstream structures or provide recommendation to prevent the adverse impact.

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- **Fire Protection:** The property is served by the local fire protection district. Adequate clearance and safe turnaround space will be maintained around the perimeter of the building for emergency vehicle access.

Additional Application Elements

This letter is accompanied by (or will be supplemented with) the full Special Use application, site plan (showing building location, setbacks, existing features, and any mitigation), title commitment, mineral rights certification, and other required materials per the County's Special Use packet.

Conclusion

The proposed 40' x 80' x 16' metal storage building represents a low-impact, practical addition that respects the zoning limits and operational intent of the El Paso County Land Development Code's Rural Home Occupation rules. We respectfully request your approval of this Special Use Permit application.

Respectfully submitted,

Patrick McCarthy

Patrick McCarthy
Owner Representative
303-596-1371
pjm1255@gmail.com