

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

**O:** 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

July 29, 2024

RE: 5995 Chaps View – Rural Home Occupation as a Special Use

File: AL2412

Parcel(s): 5730004001

This is to inform you that the above referenced request for approval of a Special Use application for a Rural Home Occupation located at 5995 Chaps View was **approved** by the Planning and Community Development Director on July 29, 2024. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following condition and notations:

#### CONDITION OF APPROVAL

1. Approval is limited to the Rural Home Occupation as a Special Use for a Contractors Equipment Yard, which entails storage of equipment and vehicles related to his junk removal business, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. 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 Section 5.2.40 of this Code shall apply to all outside storage areas.

#### NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6300.

Sincerely,  
Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AL2412

