

**EL PASO COUNTY**  
COLORADO

**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

Steve Schleiker  
10/01/2024 11:23:00 AM  
Doc \$0.00 3  
Rec \$23.00 Pages  
El Paso County, CO  
224077470



# Letter of intent:

Nash Curtis

719-210-9016

[dumpahaulics@gmail.com](mailto:dumpahaulics@gmail.com)

5995 Chaps View Fountain, Colorado 80817

Tax ID: 5730004001 Zoning: RR5

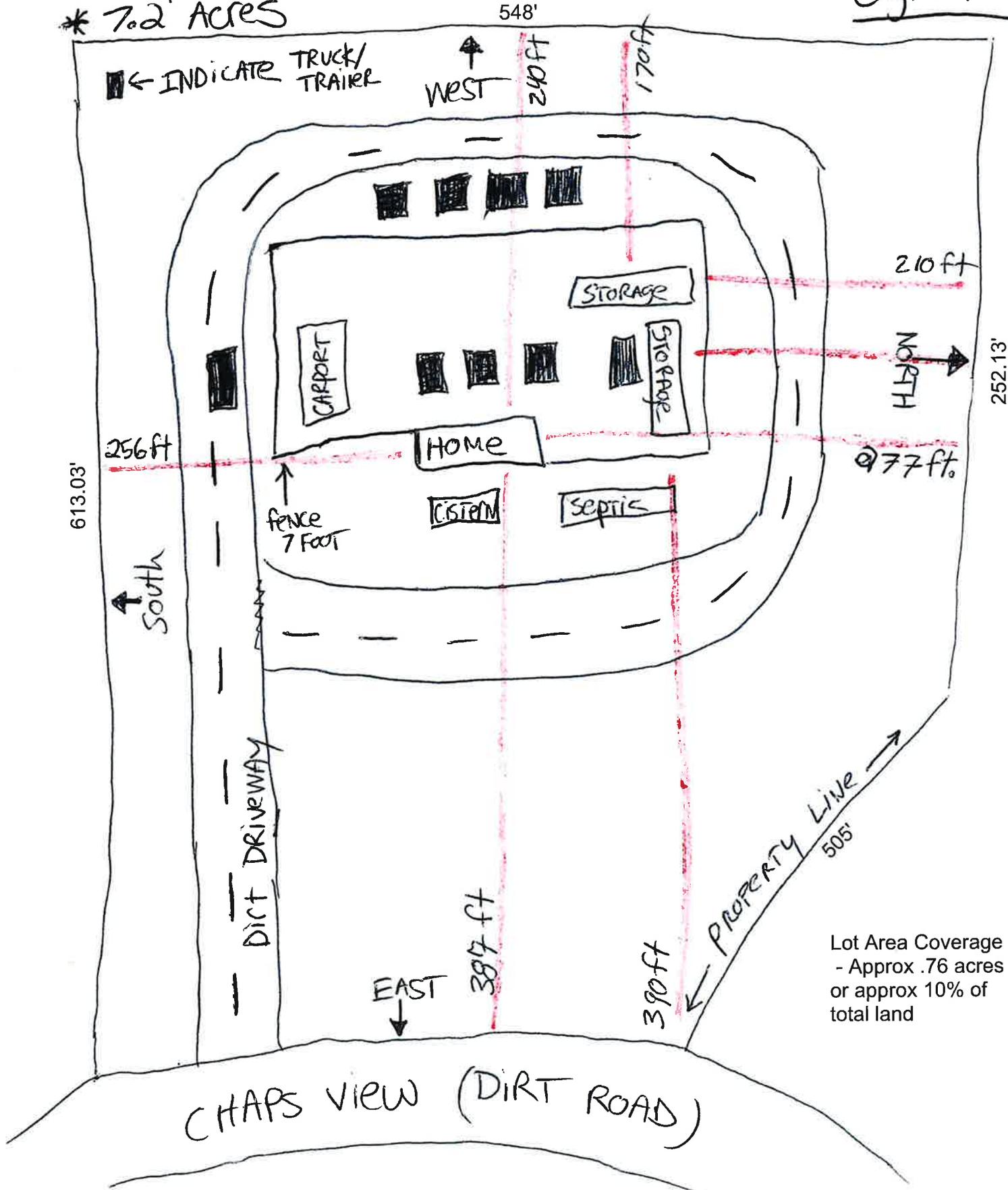
## Rural Home Occupation

I am applying for a rural special use permit to have my equipment parked at my home for the next 20 years. (I am aware that my permit will expire in 5 years.) It will consist of hauling trailers, trucks, equipment and tools for work, and storage containers to keep tools and supplies in. I am the only person using the equipment. (Only one truck and trailer is used each day), by me only. I take them to work, fill them up, then park them at my home at night. Then each morning, I go to the landfill to empty them, to start my day again. I have 4 trucks at the moment. Each truck has its own purpose. One is for light duty, one is for heavy material, one is for hauling ect. In the future I may or may not purchase another truck, due to the wear and tear on the vehicles.- (back up trucks are essential,) since I have customers relying on me to be on time and able to productively and safely get the jobs done in a decent manner of time. -same as my trailers. I have 4 trailers in use at the moment, and a couple that are stored on my property for parts ect. (I may or may not purchase another trailer in the future.) -I have 2 storage containers about 40 feet long each that I use to store my tools ect. - as well as some small sheds for the same use. All junk that I haul away from jobs goes directly to the landfill, not stored or dumped on my property. My property is 7.2 acres, and I only use 20% of the acres to store my equipment. Everything is close to my home, as described in the site plan map. My property matches all other properties in the neighborhood, it fits right in.- My use of utilities is very minimum to the permit that I am applying for. My utilities will be rarely used, except for a power cord plugged in outside. I have no employees. I will be the only one coming and going, with one vehicle at a time. I will be performing my work with little to no noise, no smoke, no air, no water, or extra light-complying with all local, state and federal laws and regulations. All my activities will not affect any neighbors or residents in the present or future of el paso county. Anything I am doing on my property will not effect anything described in the Master plan. All I am doing is parking and storing my equipment on my property.

NASH CURTIS 719-210-9016 dump@haulics@gmail.com  
 5995 CHAPS VIEW FOUNTAIN, CO 80817  
 TAX/PARCEL # 5730004001 ZONING: RR5 JUNE 3RD 2024

SIGHT PLAN

\* 7.2 ACRES



Lot Area Coverage  
 - Approx .76 acres  
 or approx 10% of  
 total land