

# **Letter of Intent**

**Application for Rural Home Occupation Special Use  
October 11, 2018**

Gone Trucking, LLC  
21255 Calle Pacifico Point  
Fountain, Colorado 80817  
Owner: Gary Meisman

Add PCD File No. AL1824

## **I. Owner/Applicant and Consultant.**

Gone Trucking, LLC is a home-based business owned by Gary Meisman. The Owner/Applicant and Consultant contact information is as follows:

### **Owner/Applicant:**

Gary Meisman  
612 Harvard Street  
Colorado Springs, Colorado 80911  
(719) 322-9609  
[garymeisman12@gmail.com](mailto:garymeisman12@gmail.com)

### **Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
[edebra@qwest.net](mailto:edebra@qwest.net)

## **II. Site Location, Size and Zoning.**

The property Mr. Meisman plans to develop is a parcel of vacant land located at 21255 Calle Pacifico Point, Fountain, Colorado. The property borders Villa Casitas subdivision to the North and West, Interstate 25 to the East, and the El Paso/Pueblo County line to the South. The property is easily accessible from Exit 119 off I-25. The property consists of one parcel of approximately 40.2 acres in size, and is listed under Assessor's Schedule Number 5735000001. The property is zoned RR-5, Residential Rural. A parcel map showing the property is included in Appendix A.

## **III. Request and Justification.**

Mr. Meisman has operated a small aggregate hauling business for the past 10 years. The business delivers dirt and asphalt materials for road construction and maintenance projects within a 100 mile radius of the Pikes Peak region. The business is seasonal, and occurs primarily during the Summer months.

Mr. Meisman purchased the 21255 Calle Pacifico Point property in December 2017. Mr. Meisman plans to build a house and shop on the property, and to operate his business there as a rural home based business. Mr. Meisman is applying for a rural home occupation special use approval for this purpose.

## **IV. Proposed Facilities, Structures, Roads, etc.**

The property consists of approximately 40.2 acres of vacant land. Mr. Meisman intends to develop the land as follows:

The applicant must apply for the single-family residence prior to or during the time of construction as the shop. In the RR-5 zoning district, an accessory structure cannot be erected prior to a principal structure on the site, the home is the principle use and structure on this site.

- 1) Build a 50' x 80' (4,000 sf) shop for his trucking business
- 2) Build a single family residence for the Meisman family (approximately 3,200 square feet ranch style)
- 3) An outdoor storage area not to exceed 1 acre in size for trucks and business equipment, with appropriate screening

Mr. Meisman expects to start construction in the Spring of 2019.

Mr. Meisman's business operates on a seasonal basis, primarily during the Summer months. Equipment and trucks will be stored in the shop building, as well as in a designated outdoor storage area, which will be screened by a natural ridge. The business currently owns a total of 8 trucks to include dump trucks, end dumps, and tractor/trailers. No aggregate materials will be stored on site.

The business has 6 employees. The employees pick up their trucks from the shop Monday through Friday at around 6:00 a.m., and return to the shop with their trucks at around 5:00 p.m. for a total of 24 trips per day. The employees do not work on weekends. All vehicles will enter the property via a driveway access on Avenida Hermosa. Employees will park their personal vehicles near the shop. No customers will visit the property. There will be no signage on the property advertising the business.

The property's topography is hilly and includes a ridge that will block the view of the shop and storage area from adjoining properties. Mr. Meisman will have to construct his improvements within a 20 acre area, which is the only buildable space on the property. The lots in the surrounding Villa Casitas subdivision are 5 acres each with a single family home. The roads in the subdivision and adjoining Mr. Meisman's property are gravel.

Please discuss road conditions and any maintenance and/or repair that is needed due to the new truck traffic. Submit a copy of any agreement with the Villa Casitas HOA in regards to maintenance and/or repair of the affected roads.

**V. Waiver Requests.**

No waivers are requested at this time.

**VI. Criteria for Approval.**

**I. Location and Parcel Size.**

The subject property is located in an RR-5 zone district, and consists of approximately 40.2 acres. As such, the property meets the rural home occupation special use criteria for location and parcel size.

**II. Employees.**

The business has 6 full-time employees and, therefore, meets the rural home occupation special use criteria that allows a maximum of 10 employees.

Be specific with hours of operation.

### **III. Traffic.**

Each of Mr. Meisman's 6 employees generate a maximum of 4 automobile trips to and from the property each day, for a total of 24 trips per day. This number is far below the maximum of 50 per day set out in the rural home occupation special use criteria.

### **IV. Inoperable Vehicles.**

Mr. Meisman will not keep any inoperable vehicles on the property in conjunction with the business.

### **V. Outside Storage and Work Areas.**

Mr. Meisman will use an area not to exceed 1 acre in size for outdoor storage of business trucks and equipment, and for a minimal amount of outdoor repair and maintenance work. The outdoor storage and work area will be located at least 50 feet from all property lines, and will be screened by a large naturally occurring ridge.

### **VI. Environmental Impacts.**

No noise, vibration, glare, fumes, odors, heat, or electrical interference will be detectable to the normal senses beyond the boundary line of the property. Any fuels, solvents, oils, grease, and other such substances will be stored in the shop in appropriately marked containers, and used products will be collected and disposed of in an environmentally safe and legal manner. The business will comply at all times with all health and safety regulations governing the business. The business does not use any hazardous, explosive, or highly flammable substances (other than fuel needed to power the trucks and equipment), and has not received any complaints for excessive noise, dust, or other environmental impacts.

# Markup Summary

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## Daniel Torres (2)

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## dskendall (2)

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VI. **General Provisions**  
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