



LAW OFFICES OF DEBRA EILAND, PC

November 14, 2018

via Certified Mail

T Cross Properties, LLC
970 Summer Games Drive
Colorado Springs, Colorado 80905

re: Application for Rural Home Occupation Special Use
Parcel No. 5735000001, 21255 Calle Pacifico Point, Fountain, Colorado

Dear Business Owner:

This letter is sent to you because Mr. Gary Meisman is applying for a rural home occupation special use approval for his property in El Paso County at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

1. For questions specific to this application, please contact:

Owner/Applicant:

Gary Meisman
612 Harvard
Colorado Springs, Colorado 80911
(719) 322-9609

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

2. Site address, location, size and zoning:

Mr. Meisman's property is located at 21255 Calle Pacifico Point in El Paso County. The parcel number is: 5735000001. The property consists of 40.2 acres of vacant land and is zoned RR-5, Residential Rural.

3. Request and justification:

Mr. Meisman has operated a small aggregate hauling business for the past 10 years under the name Gone Trucking, LLC. The business delivers dirt and asphalt materials for road construction and maintenance projects within a 100 mile radius of the Pikes Peak region.

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.

Gone Trucking, LLC 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. The business is seasonal, and occurs primarily during the Summer months, with fewer trips during the Winter months. Employees will park their personal vehicles near the shop. No customers will visit the property.

Equipment and trucks will be stored in the shop building, as well as in a designated outdoor storage area, which will be screened from adjoining properties by a natural ridge on the property. The business currently owns a total of 8 trucks to include dump trucks, end dumps, and tractor/trailers. No aggregate or asphalt materials will be hauled to or stored on the property. The business does not transport any hazardous materials. There will be no signage on the property advertising the business.

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.

4. Existing and proposed facilities, structures, roads, etc.:

Mr. Meisman intends to develop the land by building a 3,200 square foot ranch style home for his family, a 4,000 square foot shop for his trucking business, and an outdoor storage area for trucks and business equipment, which will be located behind the shop and will not exceed 1 acre in size. The shop and storage area will be screened from view by a natural ridge. Mr. Meisman expects to start construction in the Spring of 2019.

Driveway access to the residence will be from Calle Pacifico Point. A separate driveway access to the business will be from Avenida Hermosa View, which is adequately developed to safely accommodate the minimal truck traffic generated by the business (e.g., there is sufficient room for safely turning into the driveway from Avenida Hermosa View, and for safely exiting the property onto Avenida Hermosa View without impeding other traffic using the thoroughfare).

5. Waiver requests:

The Applicant is making no waiver requests with this application.

A vicinity map showing the property and adjacent properties is enclosed. Please do not hesitate to contact us if you have any questions about Mr. Meisman's application.

Sincerely,



Debra Eiland, Esq.

cc: Mr. Gary Meisman

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TCross Properties, LLC
 970 Summer Games Drive
 Colorado Springs, Colorado
 80905

2. Article Number
(Transfer from service label)

7006 0100 0006 4079 0752

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 
 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/19

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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1. Article Addressed to:
Brandon Dale Hermosa
10391 Avenida Hermosa
Views
Fountain, Colorado
80817-7001

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X
- Agent
- Addressee
- B. Received by (Printed Name)
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- 3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7006 0100 0006 4079 0639**
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



LAW OFFICES OF DEBRA EILAND, PC
24 South Weber Street, Suite 300
Colorado Springs, Colorado 80903

CERTIFIED MAIL™



7006 0100 0006 4079 0639



ZIP 80903
041L10226758

neopost
09/28/2018
US POSTAGE
FIRST-CLASS MAIL
\$06.88

Brandon Dale
10391 Avenida Hermosa View
Fountain, Colorado 80017 7001

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RETURN TO SENDER
UNRECLAIMED
UNABLE TO FORWARD

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41: 93260107562569

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>*Toney Reese</i></p>	
<p>1. Article Addressed to:</p> <p><i>Brian F. Wade c/o Remora Oil Company P.O. Box 101026 Denver, Colorado 80250-1026</i></p>	<p>B. Received by (<i>Printed Name</i>)</p> <p><i>Toney Reese</i></p>	<p>C. Date of Delivery</p>
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <div style="text-align: center; border: 1px solid red; border-radius: 50%; padding: 5px; color: red; width: 100px; margin: 0 auto;"> OCT 15 2004 DENVER CO U.S. MAIL </div>	
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>	
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>7006 0100 0006 4079 0684</p>	

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1. Article Addressed to:

Jeremy Padgett
10015 Calle Bernardo Bldg
Fountain, Colorado
80817-7051

2. Article
(Title)

PS For

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jeremy Padgett* Agent Addressee

B. Received by (Printed Name)

Jeremy Padgett

C. Date of Delivery

10-2-18

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Cando Properties, LLC
396 South Forty Road
Woodland Park, Colorado
80863

2. Article Number
(Transfer from service label)

7006 0100 0006 4079 0660

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A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

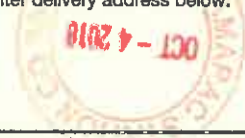
C. Date of Delivery

Wendy ...

10-9-18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No



3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail ~~Extra Fee~~

4. Restricted Delivery (Extra Fee) Yes

Yes

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1. Article Addressed to:

Robin Buckley
21150 Calle Pacifico Point
Fountain, Colorado
80817-7079

2. Article Number

(Transfer from service label)

7006 0100 0006 4079 0653

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robin Buckley*

Agent

Addressee

B. Received by (Printed Name)

Robin Buckley

C. Date of Delivery

10-13-08

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

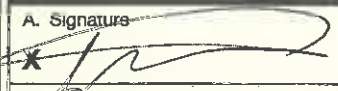
SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:
Tawna Ayers
10272 Avenida Hermosa
View
Fountain, Colorado
80817-7083

2. Article Number
(Transfer from service label) 7006 0100 0006 4079 0646

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) Tawna Ayers C. Date of Delivery 10-2-18

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes