

Outside Storage must meet Rural Home Occupation standards and Outside Storage standards, in addition to the Special Use approval criteria. Please address these criteria in your letter of intent.

**Code section 5.2.29.(B) Rural home occupations**

**(a) Outside Storage and Work Areas Allowed.** 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 Chapter 6 of this Code shall apply to all outside storage areas.

**(e) 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.

**Code Section 5.2.40. Outside Storage**

**(2) Materials Screened by Solid Fence or Vegetation.** Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.

**(10) Landscaping Requirements to be Met.** Outside storage shall comply with the landscaping requirements in this Chapter.

**Code section 5.3.2. Special Use approval criteria**

**(C) Criteria.** In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

I am writing to submit a proposal for an outdoor Recreational Vehicle (RV) storage facility located on a 4.76-acre property near Ellicott. Our plan involves using approximately 3 acres of the site for storage, with on-site management to oversee operations.

The property is currently agricultural land with no existing trees. We intend to park the RVs directly on the land without making any structural changes or requiring the installation of utilities. The existing agricultural fencing will remain in place. Given the significant local developments, such as Mayberry, we believe this facility would provide a valuable and necessary service to the surrounding community.

To ensure efficient traffic management, vehicles will access the site from Highway 94 onto Ellicott Highway. The property is conveniently situated 0.3 miles from this intersection. Clients will turn onto Texas Longhorn Trail and enter via the driveway on the right, which leads directly to the parking area. Notably, the local fire department is located only 0.3 miles from the site.

Add the following here "Basin and Bridge Fees are not applicable because the parcel is platted and you are not planning to re-plat".

Kind Regards

Ilse Venter

•Discuss here the "No Traffic Impact study is required (ECM Appendix B section B.1.2.D. No TIS is required)".

Please see ECM Appendix B.1.2.D for traffic impact study guidelines. In the Letter of Intent please address how the site development will satisfy all 7 individual conditions listed in ECM Appendix B.1.2.D "No TIS Required". If all conditions cannot be met, a traffic memo is required.

### Road Impact Fee Acknowledgement Form

Property in the unincorporated area of the El Paso County that receives Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. After December 31, 2024, the fee is paid for new residential and non-residential uses and structures and expansions of non-residential uses and structures. For detailed information on the program see the El Paso County Road Impact Fee webpage at [publicworks.elpasoco.com/road-impact-fees/](http://publicworks.elpasoco.com/road-impact-fees/).

Land Use Approval is defined as an approval or permit issued for a new use, new structure, or expansion of an existing use or structure (not to include expansion of single-family detached homes) on a parcel of property in unincorporated El Paso County that generates new trips for such parcel. Examples include, but are not limited to building permits, access permits, driveway permits, site plans, site development plans, special use approvals, and variance of use approvals.

Owner Authorization:

The Fee is \$447 per 1000 SF.

I hereby agree to abide by the rules and regulations of the Road Impact Fee program as adopted by the Board of County Commissioners. I acknowledge that I, as the owner/developer, am responsible to pay Road Impact Fees at the last Land Use Approval.

3Ac X 43,560 SF = 130,680 SF  
(130,680/1000) = 130.68  
130.68 X \$447 = \$58,413.96

Road Impact Fee\*: \$

Replace \$2,145.60 with \$58,413.96.

Payment Due At: ☐ At Building Permit (Fees finalized at building permit application)

☐ Approval of Current Application

(\*) Road Impact Fee is subject to change based on the current Road Impact Fee Schedule at the time of last land use approval

Owner/Developer(s) Name: \_\_\_\_\_

Owner/Developer(s) Signature: Alse Venter Ben V enter Date: 05/28/2026

# Parking plan

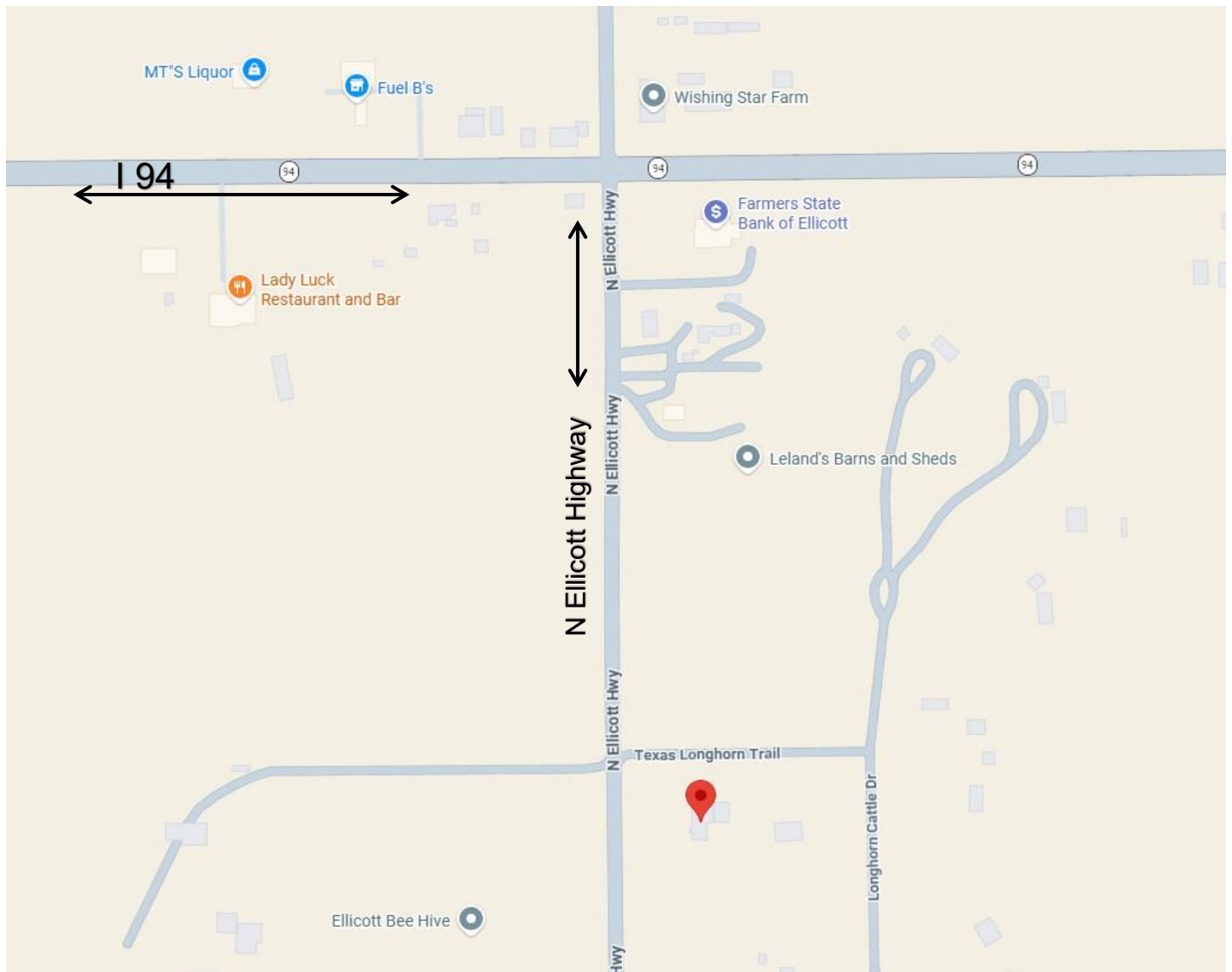
## Property Owners:

Ilse Venter  
720 648 4389  
wagontraillellicott@gmail.com  
Eben Venter  
720 639 0887  
Eben.venter2166@gmail.com

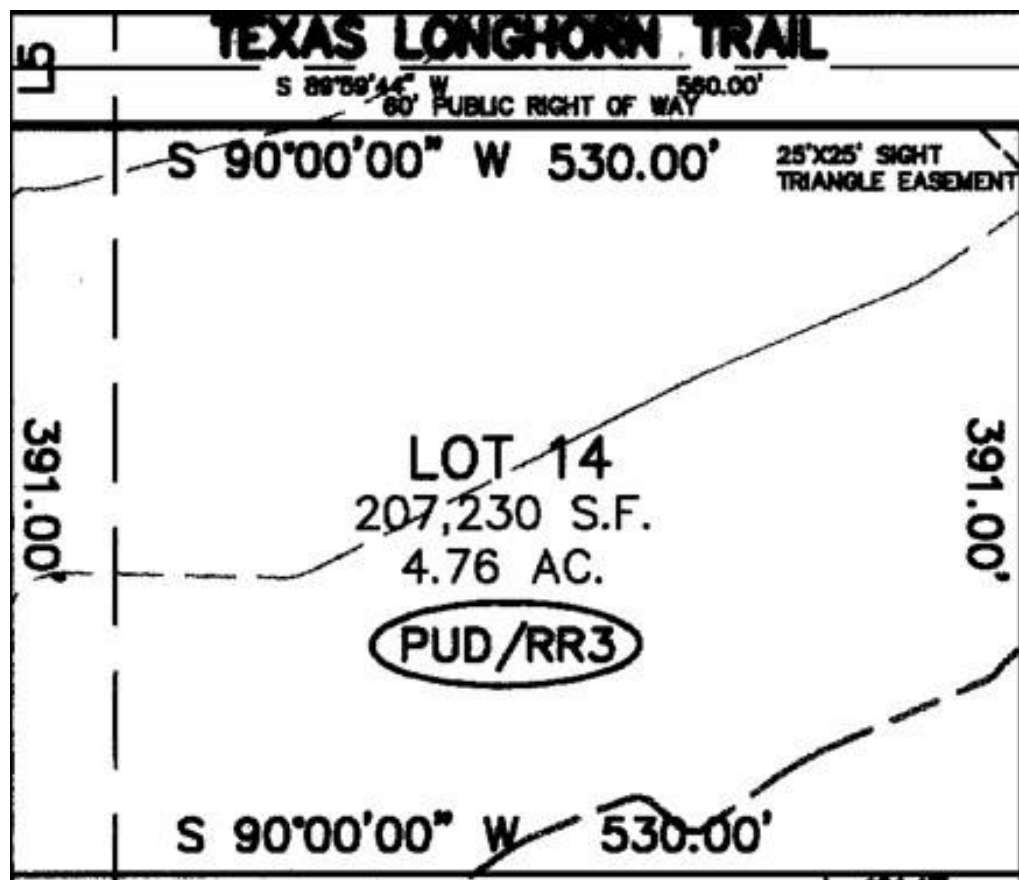
Report preparer: Ilse Venter

Outside Storage  
requires a Site  
Development Plan in  
addition to Special  
Use Permit.

## Major roadways



# Property Lines



# Existing easement



This is unclear, I do not know what easement you are referring to on the drawing as nothing is indicated / outlined.

There are a few details missing from a single, consolidated site plan.

Please SHOW AND LABEL:

- Distance of storage areas from property lines
- Existing and proposed fences (location, height, opacity)
- Setbacks
- The full extent (width, shape) of any Easements on property
- All property lines, including their length in feet
- clear depictions of trails
- clear outlines, square footages, and labels of all Existing and Proposed structures and uses
- labels of all roads

# Parking Plan



# Flood Information

