

Miranda Benson

From: Joe Letke
Sent: Monday, May 5, 2025 11:43 AM
To: Amy Jessop
Cc: Kari Parsons; Kylie Bagley; Miranda Benson
Subject: RE: Rural Home Occupation Special Use Permit
Attachments: Rural Home Occ As a Special Use.docx; Variance of use code criteria.docx; Variance of Use Application Packet.pdf

Hi Amy,

We received your application for a rural home occupation as a special use, and the scope of the proposal exceeds what is permitted per code: (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.

On 02/19/25 I sent you the LDC criteria sections for a rural home occupation as a special use which included the development standards. If you no longer have that document, I attached it to this email.

For the development scope you are proposing, we will require a variance of use application. Another option would be to scale back the development to meet the criteria/development standards of a rural home occupation as a special use. Please note variance of use applications are approved by public hearing through a recommendation by the Planning Commission and final decision making by the Board of County Commissioners. I have attached the variance of use packet as well as the LDC sections that are specific to the application; depending on scope and variance of use submittal, we may require a site development plan. If you would like to apply for this application please let me know and I can setup the project for you. Lastly, I spoke with my team leads and we can credit what you have already paid for your special use to the variance of use application.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County Colorado
719.520.7964 (Office)
Hours: Monday-Thursday 7:00 am - 5:30 pm
<https://planningdevelopment.elpasoco.com/>

It has come to my attention that my email and name are being used by scammers for a phishing scheme.

Please note: I will never ask you for payment via email, a PDF letter, or by wire transfer. All payments requests and transactions are made through

<https://epcdevplanreview.com/> and EPC PCD's fee schedule can be found at:
<https://planningdevelopment.elpasoco.com/>

From: Amy Jessop <Amy.Jessop@nscteam.com>
Sent: Wednesday, February 19, 2025 10:13 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Cc: Ernest Jessop <Ernest.Jessop@nscteam.com>; Dominic Lira <DominicLira@elpasoco.com>
Subject: RE: Rural Home Occupation Special Use Permit

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Thanks Joe, I would like to make an account.

Best Regards,
Amy Jessop, Project Engineer
Phone: (719) 339-6914

From: Joe Letke <JoeLetke@elpasoco.com>
Sent: Tuesday, February 18, 2025 4:39 PM
To: Amy Jessop <Amy.Jessop@nscteam.com>
Cc: Ernest Jessop <Ernest.Jessop@nscteam.com>; Dominic Lira <DominicLira@elpasoco.com>
Subject: RE: Rural Home Occupation Special Use Permit

Thanks, Amy.

We would consider that land use a "contractor's equipment yard." Please see the attached special use application packet as well as the Land Development Code criteria from Chapter 5 for a "Rural Home Occupation as a Special Use."

I will make you the project and sent you a submission request. Would you like to make an EDARP account, or did you plan to use Johnson Jessop's account?

Thank you,



Joseph Letke

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<https://planningdevelopment.elpasoco.com/>

From: Amy Jessop <Amy.Jessop@nscteam.com>
Sent: Tuesday, February 18, 2025 11:20 AM

To: Joe Letke <JoeLetke@elpasoco.com>
Cc: Ernest Jessop <Ernest.Jessop@nscteam.com>
Subject: RE: Rural Home Occupation Special Use Permit

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Good morning, Joe,

We would like to utilize the yard for equipment maintenance.

Best Regards,
Amy Jessop, Project Engineer
Phone: (719) 339-6914

From: Joe Letke <JoeLetke@elpasoco.com>
Sent: Tuesday, February 18, 2025 9:19 AM
To: Amy Jessop <Amy.Jessop@nscteam.com>
Cc: Ernest Jessop <Ernest.Jessop@nscteam.com>
Subject: RE: Rural Home Occupation Special Use Permit

Hello,

I can assist you with this request. What kind of a businesses are you proposing at the property?

Thank you,



Joseph Letke

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<https://planningdevelopment.elpasoco.com/>

From: Amy Jessop <Amy.Jessop@nscteam.com>
Sent: Monday, February 17, 2025 10:11 AM
To: DSD-POD <DSD-POD@elpasoco.com>
Cc: Ernest Jessop <Ernest.Jessop@nscteam.com>
Subject: Rural Home Occupation Special Use Permit

You don't often get email from amy.jessop@nscteam.com. [Learn why this is important](#)

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Good morning,

We are looking to apply for a Rural Home Occupation Special Use Permit to operate in the RR-5 zoning district at 8445 Aerostar Drive, Peyton. Can you provide guidance on how to begin the application process?
Thank you for your time and assistance.

Best Regards

Amy Jessop, Project Engineer & Permit Manager

NATIVE SUN

PO Box 2428

Monument, CO 80132

Office: 719 593 5874

Direct: 719 413 4688

Mobile: 719 339 6914