

## Miranda Benson

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**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/>

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

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**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**

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

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

**To:** Joe Letke <[JoeLetke@elpasoco.com](mailto:JoeLetke@elpasoco.com)>  
**Cc:** Ernest Jessop <[Ernest.Jessop@nscteam.com](mailto: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**

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**From:** Joe Letke <[JoeLetke@elpasoco.com](mailto:JoeLetke@elpasoco.com)>  
**Sent:** Tuesday, February 18, 2025 9:19 AM  
**To:** Amy Jessop <[Amy.Jessop@nscteam.com](mailto:Amy.Jessop@nscteam.com)>  
**Cc:** Ernest Jessop <[Ernest.Jessop@nscteam.com](mailto: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**  
Planner  
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El Paso County Colorado  
719.520.7964 (Office)  
Hours: Monday-Thursday 7:00 am - 5:30 pm  
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**From:** Amy Jessop <[Amy.Jessop@nscteam.com](mailto:Amy.Jessop@nscteam.com)>  
**Sent:** Monday, February 17, 2025 10:11 AM  
**To:** DSD-POD <[DSD-POD@elpasoco.com](mailto:DSD-POD@elpasoco.com)>  
**Cc:** Ernest Jessop <[Ernest.Jessop@nscteam.com](mailto:Ernest.Jessop@nscteam.com)>  
**Subject:** Rural Home Occupation Special Use Permit

You don't often get email from [amy.jessop@nscteam.com](mailto: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**

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