

December 5, 2017

To Whom It May Concern,

Owner / Applicant

George Cusic & Pamela Cusic
10260 Peaceful Valley Rd.
Colorado Springs, CO 80925
719-491-1261

Please state that you do not intend to add any additional structures at this time, therefore no change in drainage is anticipated over what has been existing there since the shed was constructed in 2000. An access permit is required to legalize your point of access.

We are located at 10260 Peaceful Valley Rd., Colorado Springs, CO 80925. Our property is 10 acres, zoned A-5, Single Family Residence. We are requesting a Rural Home Occupation Special Use Permit to allow us to store and park equipment, use pole barn for equipment storage and maintenance. We employ 5 to 8 employees not counting ourselves. Our office is in our home at the front of the property. We do not conduct any business out of our shop, employees arrive and leave returning at end of day. Occasional we stock pile left over hot mix at end of day or waste asphalt from jobs at our site but frequently load and haul of to be recycled.

We started Cusic Construction in 1984 and have lived and run our business at this location for the last 19 years. This is the only complaint we have had in 19 years.

Structures at site include a 40 X 60 pole barn and movable 8' X 13' storage box. The pole barn is located approximately 45' South of the North Property line and 30' West of the East property line. We park our Tandems, trailers and other working trucks to the N of the pole barn, currently there is a 6 ft fence around this area to the north and East of the property. There is also an area of trees North of the pole barn that provides extra visual protection. We can move the 8' X 13' movable storage unit to another location at the site.

We will extend out fencing to enclose the waste asphalt and provide a better visual from the road.

We also will extend fencing to provide better employee parking.

We are requesting the permit to allow us to continue our business at the location. We have for the last 19 years.

Thank You,
George and Pam Cusic

Please add a statement about the anticipated vehicle trips, and confirm that the business will not add more than 100 trips per day to the residential use (note that one person coming and then going in the morning is two trips, so if you have an employee come to the site in a personal car, leave to go to the job in a work truck then return and swap back to a personal car then leave to go home, that is 4 trips). Please feel free to call me with questions. E. Nijkamp

Markup Summary

dsdnijkamp (2)

Subject: Please state that you do not intend to add any additional structures at this time, therefore no change in drainage is anticipated over what has been existing there since the shed was constructed in 2000. An access permit is required to legalize your point of access.

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Page Label: 1
Lock: Locked
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Checkmark: Unchecked
Author: dsdnijkamp
Date: 1/8/2018 7:23:58 AM
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Please state that you do not intend to add any additional structures at this time, therefore no change in drainage is anticipated over what has been existing there since the shed was constructed in 2000. An access permit is required to legalize your point of access.