

Mimi Chough Property Owner, Stephen Estrada Applicant

11280 Calle Corvo Colorado Springs, CO 80926

Letter of Intent to obtain Special Use Permit for Rural Shop.

To all Concerned,

The current zoning at the location 11280 Calle Corvo Colorado Springs is A5 agricultural. Zoning is the primary reason for this Special Use Permit for a Rural Shop request. Stephen Estrada is 56 years old and would like to continue using his 20 plus years of experience in the same field as the Special Permit for a Rural Shop would permit. Stephen Estrada would like to continue operating WR Racing at this location. WR Racing is a motorsports specialty and racing services business that operates on a current tax ID. While a majority of the business is conducted off site as track side support, some business in a shop environment is still required for the service and repair of racing and sport type vehicles. WR Racing is a retail business but does not entertain walk-in business, has no store front and customers are serviced on an appointment only basis. Henceforth, there is no anticipation of increased local traffic or lines of waiting customers. There will be no signage on the building indicating the existence of the business. in the spirit of the neighborhood will look just as the other out buildings, garages and or private shops in this neighborhood. WR Racing does not and will not have any customer waiting area or reception as a result of its intended operation. The shop area will also provide to support family projects and hobbies. There is no plan to store any vehicles in front of the building. Only trailers as needed and personal vehicle parking as necessary. Trailered vehicles may be dropped off and picked up from time to time. The intention is to be nearly transparent with no commercial impact to our neighbors while still being allowed to run a home based rural business.

Thank you,

Mimi Chough,

Stephen Estrada

Please indicate what the expected average daily trips will be due to this new use. How many appointments are serviced each day?