

CASCADE MOTORSPORTS
8025-8027 Topeka Ave
Cascade, CO 80809
PH: 719-684-8395

October 25, 2017 (revised per request dated 10/17/17)

TO: Planning and Community Development Department

RE: Letter of Intent requesting a Land Use Variance as follows....

To whom it may concern:

Owner: Ralph E. Murdock 8025 Topeka Avenue Cascade, CO 80809 ph:719-684-8395

Site: 8025 + 8027 Topeka Avenue, Cascade, CO .5932103 acres (23,488 SQ Ft)
AKA Assessor parcel # 8326205015, Plat No. 560 Zoned R-T

Request: To re-apply for a Land Use Variance that has expired. VA 99-010 dated June 24, 1999 which allows me to operate an automotive repair facility on my R-T (Residential-topographic) zoned property at the above listed address. Requesting also this variance have no expiration date, that it become a permanent Variance of Use on this property into perpetuity. The same restrictions of use /Conditions of Variance Acceptance shall continue to be followed as first noted in original variance granted in 1999. (copy attached)

There will be no change to any structures nor any changes to land use with this proposal. The structures have been in place more than a decade at the minimum and the access to this location has been established many years ago. I have been operating this Automotive Repair Shop at this same address for 18 years now. I wish to continue to do so.

The proposed Land Use Variance does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

The strict application of the El Paso County Zoning Resolutions would result in peculiar and exceptional practical difficulties and undue hardship upon the owner of the property. I am now 77 years old, with hypertension that escalates with stress causing further damage to my heart and venous system. Being able to work in my own shop, on my own property and be able to serve the members and the Fire Department of the Community in which I live, instead of working for an employer downtown, greatly reduces the stress, thus helps with the hypertension and the secondary adverse effects on my health.

For this, and other reasons, the proposed Application of the Variance of Use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

Respectfully Yours,



Ralph E. Murdock, Owner
Cascade Motorsports