

To the El Paso County Development services department.

I John Barlow Am applying for a Rural Home Occupancy Special use permit. I would like to be granted this permit so that I may run a Welding shop from my property. We hold A+ Rating with the BBB as well as all other customer review Platforms. We are fully Compliant with the fire code and had the falcon fire marshal come to inspect our facility and we completed the improvements they requested. I believe I meet all of the requirements necessary to be granted this permit , Below I have stated what I think are valid reasons for this.

Applicant : John Barlow

Address / Site Location : 7935 Mohawk Rd, Colorado Springs Co, 80908 Parcel # 53030-03-002

Plate # 2582

Legal Description- LOT 8 BLK 3 PAWNEE RANCHEROS FIL 1

Acres : 5.1 , 1 Residential unit

#### Master Plan for Special Use

We believe that our Special use is in line with the goals of the master plan for the Falcon/ Peyton area, In Particular section **3.1.1** that states “ Provide a balance of land use that respects existing and historical patterns while providing opportunities for future residents and businesses”, we are grateful for the opportunity this community gives us to use our land in a way that preserves the harmony in our neighborhood but also provides a service to our community. When Driving in front of our home you will notice a beautiful fence with stucco and stone finishes, a nice landscape of grass and trees, most of which are evergreens. You will see some “barn Style” buildings that are matching in color and well kept, most if not all of our neighbors also have similar “barn style” buildings, these are the buildings that we propose we will use to run our welding shop from. The property is 5 acres and the special use in total only uses 0.2 of an acre, this makes it so our home and business just looks like a residential property. Most of the business is done inside of the shops, or behind the opaque fence where things are covered from the public eye. We understand that our landscaping does not meet the required 15 ft set back for roadway landscaping separating a residential and commercial zone, but we ask that you understand that only a small portion of our property is used for commercial use and having the trees the way we do helps maintain the appearance of our residence, id go out on a limb and say our home and landscape is one of the nicest in the neighborhood. We do request to be granted a lesser roadway depth requirement for our trees, all of our roadway trees are evergreens. We meet the requirements for the

number of trees we have and they are 10-13ft from the roadway but not the required 15ft. Our trees have been planted for over 8 years, thank you for your consideration in this. We are in harmony with master plan section **3.2.2** We are also taxed as a commercial entity these taxes are used in part to help fund our school district, fire department and other public services and collect thousands of dollars in taxes for the state of Colorado from the sales of parts and goods, we also pay our income taxes yearly on time and have never been in default.

We are located on the intersections of Woodmen Rd and Mohawk rd .5 miles north of woodmen. The site plan attached to this application shows the buildings we would use for our welding facility. There are 3 buildings that are used for the business: one 40'x60' shop, one 40'x30' shop with a 40'x18' paint booth attached and an office building that is 20'x20'. There is also a Parking area about 20'x40' on the west side of the buildings for customers, all though our business does not rely on walkin customers or retail customers we do occasionally get people coming in, we get less than 10 customers coming into our facility per day and some days we don't get any at all, at no point do we or will we have more than 3 customers here at the same time. We also have an outside storage area that is 40'x80' on the north east side of our property, this area is fully enclosed by an opaque 6' fence. Access to the shop is through the existing driveway, the driveway is paved with asphalt and recycled asphalt millings.

The special use is consistent with the intent and purpose of the zoning district. El Paso county land development code 5-27 states that a rural home occupation permit may be used for a Welding facility. We intend to operate this welding shop business from:

Monday - Friday 8am - 6pm and Saturdays from 8am to 12:00 Pm. This Special use will not create any additional traffic from the previous approved special use permits on this property. Adjacent and Downstream Drainage will not be adversely affected. We are a family owned and operated business that has been here in colorado for years, we promote honesty in our trade, as well as quality and customer satisfaction. Our business is Primarily Wholesale so no retail customer traffic will be generated.

The welding shop is in harmony with our neighborhood as we are surrounded by locally operated small businesses. The neighboring properties on our street and sub division run a variety of shops including - Woodworking shop, Semi Truck businesses, Truck mechanic shop, Metal fabrication shop, hobby mechanic shop, Dog kennels, and most of the neighbors have very large shops or barn style buildings on their properties. We are surrounded by neighbors that use their land in a similar way that we do. The

special use will not result in an over intense use of the property for commercial gain, we still have over 4.7 acres of free residentially used property.

Our presence in the neighborhood will not create any traffic hazards or congestion, to assure that this continues we limit the number of customers we see by setting appointment only estimates and limiting the number of people we see a week. Our Business will not Put anyone in danger, we are inspected by the fire suppression code enforcers, are inspected by the fire marshal and stay up to code with all exit signs, fire extinguishers and safety guidelines for a welding shop. We keep all hazardous materials in fire resistant containers, use proper ventilation and filtering systems. Our safety and the safety of our customers is our main priority. In these times of distress we also strive to maintain a sanitized office and restrooms for our customers as well as providing hand sanitizer.

Not only do we strive to keep our customers safe but we are also very careful to not cause any pollution or disturb our environment. We do not cause air, water or noise pollution. We are in communication with our surrounding neighbors to make sure we are not causing disturbing noises, and make sure the business is closed at a reasonable time. Our water is provided to us by our privately owned well, the use of water is minimal as this business does not require much water use. All utilities have been upgraded to service our business properly. CSU has upgraded our natural gas lines to accommodate our natural gas use for heating the shop, Mountain view electric has installed a separate meter to separate our shop and home use, we have a roll off dumpster that is picked up by weekly by waste management and we use "Pegex" and "Safety Kleen" to recycle our hazardous waste, The septic is Large enough to accomodate the use of the facilities at the shop.

Employees : between 5 - 7 Employees Per day

Our business conforms to all state laws and regulations, and ordinances. We plan to continue to run an honest Business that provides quick and affordable services to our community.

We thank you for the opportunity to conduct our business here.

John Barlow / Alberto Castro - Authorized Representative

7935 Mohawk Rd, Colorado Springs, CO, 80908

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