

To the El Paso County Development services department.

I Jesus A Castro Am applying for a Rural Home Occupancy Special use permit. I would like to be granted this permit so that I may continue to run an automotive body shop from my property. We were granted the First Permit to Run this shop in 2013, that is when we opened Castro's Body Shop to the public and built our shop. We hold an Excellent Rating with the BBB as well as all other customer review Platforms, we have 0 Complaints to the city in the 5 years since the permit was issued. 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.

1. Please add to the "Master Plan" justification response to respond to at least one goal, policy, or objective in any of the applicable County Plans. Here is a link to the page showing all of the Master Plan documents:

<https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>

2. Please specify that the 6-foot tall fence is opaque (not see-through).

3. Please address traffic and drainage in the Letter of Intent. Confirm and add the following lines to the appropriate sections of the Letter of Intent:

"This special use will not create any additional traffic from the previously approved special use permit."
"Adjacent and downstream drainage will not be adversely affected."

Mohawk rd .5 miles north of woodmen. There are 3 buildings that are used for the business: one 40x60 shop, one 40x30 shop with a paint booth attached and an office building that is 20x20 and has 2 Public Facilities, one for Males and one for Females. There is also a Parking area about 60ftx40ft on the west side of the buildings for customers, as well as an area for cars that are being repaired located on the north east side of our property, this area is fully enclosed by a 6 ft fence. Access to the shop is through the existing driveway, the shop side is clearly paved with asphalt.

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 an automotive repair facility. We intend to operate this auto body and paint business from

Monday - Friday 8am - 6pm and Saturdays from 8am to 12:00 Pm.

We are a family owned and operated business that has been here in colorado for 13 years, we promote honesty in our trade, as well as quality and customer satisfaction.

The Body shop is in harmony with our neighborhood as we are surrounded by locally operated small businesses. The neighboring properties on our street and subdivision 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 acres of free residentially used property.

Our presence in the neighborhood has never created 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 2 times a year 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 body 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 weekly by waste management and we use "pegex" to recycle our hazardous waste, The septic is Large enough to accomodate the use of the facilities at the shop.

Employees : Jesus A Castro- Owner Alberto Castro : Son

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.

Jesus A Castro - Owner / Alberto Castro - Authorized Representative
7935 Mohawk Rd, Colorado Springs, CO, 80908
(719)766-1663

Letter of Intent_V1.pdf Markup Summary

Architect (1)



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
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