

## **Notice to Adjacent Property Owners**

**1.** This Letter Is being sent to you Because Jesus Alberto Castro Is proposing a land use project in El paso County at the referenced location (see item #3). This information is being provided to you prior to submission to the County. Please direct any questions on the proposal to the referenced contact in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County planning department. At that time you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**2.** For Question Specific to this project, Please contact:

Jesus Alberto Castro

7935 Mohawk Rd, Colorado Springs, Co , 80908

(719)766-1663

**3.** Site Legal Description:

**LOT 8 BLK 3 PAWNEE RANCHEROS FIL 1**

**Acres: 5.1 zoning RR-5**

**4.** Dear Neighbors, 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 7 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, I believe The Body shop is in harmony with our neighborhood as we are surrounded by locally operated small businesses, and most of the neighbors have very large shops or barn style buildings on their properties. We thank you all for always being great neighbors to us as well!

5. We propose to continue using the same buildings that are already existing on our property including 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. We will continue to use our existing driveway with access on to Mohawk Rd, no new buildings or roads are being proposed.

Attached is a Vicinity Map showing Adjacent Property Owners.

