

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 24, 2021

RE: Barlow's Welding Shop Rural Home Occupation as a Special Use Permit

File: AL-19-017

Parcel ID No.: 53030-03-002

This is to inform you that the above referenced request for approval of a special use application for a rural home occupation for a welding shop located at 7935 Mohawk Road was **approved** by the Planning and Community Development Director on February 12, 2021. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a special use included in Section 5.3.2 of the El Paso County Land Development Code (2019).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the welding shop business, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Within 60 days of the date of approval, the applicant shall submit a site development plan for review and approval by the Planning and Community Development Department. The site plan shall provide a detailed depiction of existing and proposed structures associated with the approved special use permit.
3. Approval of the special use permit is valid for a period not to exceed five (5) years. The applicant may request a renewal of the special use permit following the same procedure as the original application.

**NOTATIONS**

1. Special use approval includes conditions of approval, as well as the accompanying site plan drawings and letter of intent. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.



2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Sophie Kiepe at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive style with a large, looping "C" and "D".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
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