

Property Owner - Jesus Alberto Castro (719) 766-1663 Castrosbodyshop1@hotmail.com

Applicant - John Barlow (970) 556- 9111 Brandon@gysdev.com

Property Address - 7935 Mohawk Rd, Colorado Springs, CO 80908

Legal Description - LOT 8 BLK 3 PAWNEE RANCHEROS FIL 1

Parcel # 53030-03-002 **Zoning** - RR-5 **Plate #** - 2582 **Lot Area (sq Ft)**- 222,156

Proposed structures to be used for Special use Welding shop= All Structure are Existing, There are no new proposed structures.

Building Labeled "A" - 40'x60' = 2,400 sq'

Building Labeled "B" - 40'x30' = 1,200 sq'

Building Labeled "12" "Office" - 20'x20' = 400 sq'

Building Labeled "13" "Paint Booth" - 40'x18'

Total Structures Sq.ft. / Lot sq.ft = Lot Coverage - 4,720'/222,156' = 0.021%

Exterior Areas proposed for special use

Area Labeled #7- exterior storage - 40'x80' = 3,200 sq'

Area Labeled "Customer Parking" - 40'x20' = 800 sq'

Total exterior area Sq'/ Lot sq' = Lot coverage - 4,000'/222,156 = 0.0018%

Total structures and exterior area to be used for special use = 8,720 sq'

Total lot coverage = 0.039% of Property to be used for special use

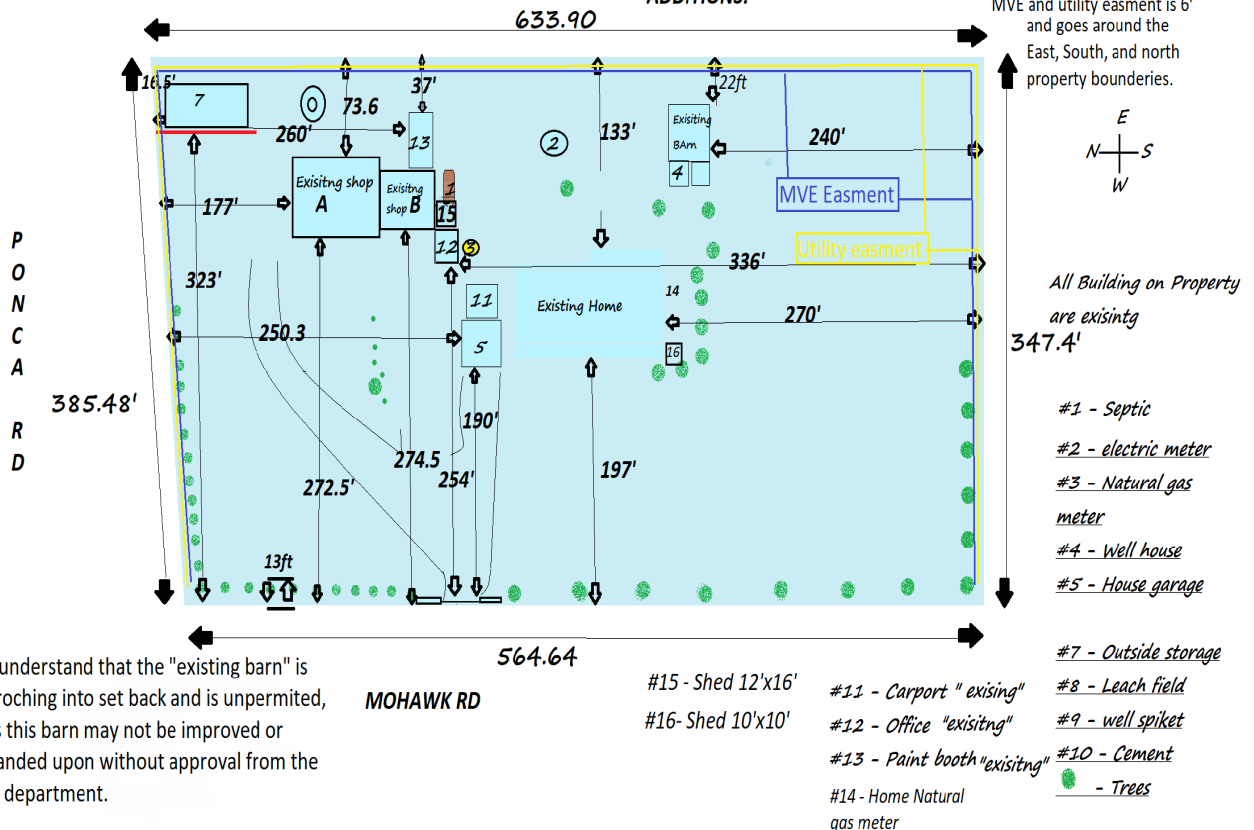
20% of 1 acre to be used for special use

"outside storage" is screened by an opaque fence depicted in site plan in red =

7935 Mohawk rd, Colorado Springs, CO 80908

ALL BUILDINGS, UTILITIES, AND LANDSCAPING ON THIS PROPERTY ARE EXISTING, THEIR IS NO PROPOSED CHANGES OR ADDITIONS.

MVE and utility easment is 6' and goes around the East, South, and north property boundaries.



We understand that the "existing barn" is Encroaching into set back and is unpermitted, thus this barn may not be improved or expanded upon without approval from the PCD department.

MOHAWK RD

#15 - Shed 12'x16'

#16 - Shed 10'x10'

#11 - Carport "existing"

#12 - Office "existing"

#13 - Paint booth "existing"

#14 - Home Natural gas meter

#7 - Outside storage

#8 - Leach field

#9 - well spiket

#10 - Cement

- Trees