

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 an Excellent 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

1. In light of the complaint received from a neighbor, specifically regarding concern for compatibility and harmony with the residential character of the neighborhood, please note that this particular issue will be especially focused on at the public hearing for which this project is now to be reviewed by. Because of this, I strongly encourage you to further elaborate on your response to section 3.1.1 of the master plan's small area plan. I'd also encourage you to pick another master plan goal that will allow you to further speak to the compatibility/harmony with the master plan's goals.

The responses you currently have meets the minimum requirement, however I recommend that you further justify the project in terms of it meeting the County's overarching policies/goals, as this is largely the reason the project has been elevated to public hearing.

I do see that you speak to the character of the surrounding properties, and that there are several similar businesses operating around you. Please keep that information, and if possible, reiterate it here and further elaborate on it. Unfortunately it seems that at least one of those businesses operating on your street are unpermitted, so if possible, focus less on the point of "others are doing it, so we should be fine, too" and more on the point of "we're not an intense use, this is what our operation looks like, and therefore we won't negatively impact the quiet neighborhood". In addition to hours of operation and requirements for appointments, please add information that directly speaks to your project meeting the below requirements for a rural home occ. (note that your note about 5-7 employees a day raises concern about this):

(b) Employees.

A maximum of 2 employees are allowed on the subject lot or parcel per day, who are not family members or principally employed in a use which is otherwise allowed on the lot or parcel.

CD5:33

LAND DEVELOPMENT CODE

(c) Trips Generated by Home Occupation Limited.

The total number of one-way vehicle trips generated by the rural home occupation shall not exceed an average of 20 per day.

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 outside storage area on the north east side of our property, this area is fully enclosed by a opaque 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 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 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

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
(719)766-1663- Alberto
(970)556-9111 - John/ Brandon

Letter of Intent_V2.pdf Markup Summary

Sophie Kiepe (2)

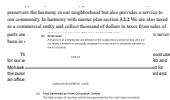


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