

**1425 Burnham St.  
Colorado Springs, CO 80906  
(719) 296-0222  
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July 14, 2020

Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

RE: Letter of Intent

RAJ, LLC/Work Zone Traffic Control, Inc owned and operated by John Volk III and Richard Robinson Jr., are requesting a special use permit authorization for a contractor's equipment yard on the parcel owned by our traffic control business. The location is at 1425 Burnham Street. Our business has been at this site since 2013 and has done made major upgrades to include a fully paved yard, privacy fence installation, and consistent upkeep of the trees and surrounding ground that is not our property, as well as maintaining the city bus stop near our business.

We consistently utilize this facility to store our traffic control devices when they are not on the roadways. We take all aspects of a business reputation highly. With that being said, we ensure that our traffic control devices are constantly neatly stacked and organized within our yard. We utilize our buildings as interior storage, as well as, a small sign manufacturing facility to make our own traffic control signs. The types of materials we store range from traffic cones, drums, signage and we also store our equipment being Message Boards, Arrow Boards and our trucks. Our buildings are also our office space to run daily office procedures through. Our office hours are 7am-5pm, however we are a 24/7 on call business as well. We can be called out at any time to provide traffic control to accidents on roadways, water/gas breaks from utility companies, and some of our construction projects require night shifts. With that being said, our company trucks will enter and exit the facility at any given time throughout the day/night. The in and out traffic of our vehicles, 60-70 average daily trips. This number is an at most for vehicles. These are typically the same trucks entering and exiting but each traffic site requires its own specific setup so we will have to return to load more devices for each site. This also

includes the breakdown of these sites and returning the devices to the yard at the end of the day, if the construction is a daily setup.

The special use will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. The impact of the special use will not overburden or exceed the capacity of public facilities and services or in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate legal access. The special use will comply with all local, state, and federal laws and regulations regarding air, water, light, or noise pollution. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County and or conforms or will conform to all other applicable County rules, regulations or ordinances.

The drainage from the proposed use will not adversely impact the adjacent properties.

Our site is again located at 1425 Burnham St. Zoning is under Commercial Service (CS). We are located directly off of I-25 South Academy Exit. Please see supporting vicinity maps for our exact building/yard location.

PCD FILE NUMBER AL196.

All questions and concerns can be directed to the Owner, Rich Robinson.

Mailed Questions can be sent to our headquarters office 1115 Fir St. Pueblo, CO 81001

Phone Number (719)296-0222 or via email rich\_wztci@hotmail.com

We have strong intent to maintain our building location for all future years to come. We guarantee we will not be any sort of eye soar to any surrounding persons and will ensure that we are a handicap friendly business with our added designated parking space and ADA compliant rails and access entries. Our yard will maintain neatly organized and weed, tree, and ground maintenance will remain pristine. The location of this yard is very convenient for our Colorado Springs business. We are centrally located to easily commute to all surrounding traffic control requests and able to run business out of this office. We would like to continue to utilize this yard, as we have intended to do so for many years, for our business to continue to benefit the traveling public daily on roadways.

We thank you for your time and consideration in our request for a special use permit.

