



# Drexel, Barrell & Co.

July 8, 2021

**RE: Mikey's Total Car Care  
6180 Lake Shore Court  
Lot 3, Lakeshore Industrial Park, Zoning Special Use**

Adjacent Property Owner,

This letter is being sent to you because Drexel, Barrell & Co., on behalf of Mikey's Total Car Care, LLC is proposing a Zoning Special Use at the above referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact on this letter. Prior to any public hearing or administrative approval of this proposal, you will be notified by the El Paso County Planning Department. At that time you will be given the El Paso County planner contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing for this proposal.

The site is located off of a private driveway accessed from Lake Shore Court in El Paso County, CO. The site encompasses a 1.0 acre lot with a vehicle repair garage, parking lot and landscaping that is currently zoned Light Industrial I-2. A vehicle repair garage does not fall under this zoning, so a special use variance is being applied for by the owner.

We respectfully request approval of a Zoning Special Use for this property.

If you have any questions or comments regarding this submittal, please contact us or the County planner noted below.

Respectfully,

**Drexel, Barrell & Co.**

Tim D. McConnell, P.E.  
Principal /Regional Manager

Enclosures: Development Plans

El Paso County Planning and Community Development  
Attn: Kari Parsons, Project Manager/Planner III – (719) 520-6306 Direct

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

3 South 7<sup>th</sup> Street  
Colorado Springs,  
Colorado 80905-1501

719 260-0887  
719 260-8352 Fax





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Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To Polkow LLC  
 Street and Apt. No., or PO Box No. 19485 Draco Dr.  
 City, State, ZIP+4® Monument, CO 80132-9701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To Springs Industrial Group LLC  
 Street and Apt. No., or PO Box No. 1185 Golden Hills Rd.  
 City, State, ZIP+4® Colorado Springs, CO 80919-7932

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Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To Outlook Investments LLC  
 Street and Apt. No., or PO Box No. 1660 Lake Shore Ct  
 City, State, ZIP+4® Colorado Springs, CO 80915-1607

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To 2425 Wayland Place LLC  
 Street and Apt. No., or PO Box No. P.O. Box 1455  
 City, State, ZIP+4® Colorado Springs, CO 80901

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To Williams Jerome  
 Street and Apt. No., or PO Box No. 2040 Nielson Ct.  
 City, State, ZIP+4® Colorado Springs, CO 80906-5440

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