



Date:	June 22, 2026
Project:	Wayfarer Vans
Location:	1570 Paonia St Colorado Springs, CO 80915
To:	Planning & Community Development El Paso County 2880 International Circle Colorado Springs, CO 80910
Owner:	Wayfarer Vans Ian Horgan p. 775.338.1896 e. cvo@wayfarervans.com
Applicant:	Echo Architecture Scott Schuster p. 719.387.7836 e. scott@echo-arch.com
Property TSN:	5406304016
Zoning:	I-2 CAD-O

Wayfarer Vans – SDP Letter of Intent

The proposed Wayfarer Vans project renovates an existing building zoned for light manufacturing at 1570 Paonia Street. Wayfarer, who is a local business that builds camper vans, will occupy the front or east 9,356 sq. ft. of the building for its business office and the remaining 14,982 sq. ft. for its manufacturing space which includes a warehouse, woodworking, and an installation area for the vans. This use aligns with the current I-2 zoning as well as the use from the previous tenant on record which was an office and light manufacturing business that had a kitchen and bath cabinetry office and manufacturing space. It is not considered a change of use per the County zoning and building codes.

It is anticipated that the building renovations and the associated site work will be split into 2 separate phases. The building renovation includes a newly configured interior office and manufacturing layout. Changes to the building exterior include adding a new entry vestibule, a new clerestory roof over the office area, new patios on the east and south elevations, and cutting new openings in the exterior walls. The site work, which is the basis of the Site Development Plan, includes rework to the existing curb and gutter, resurfacing the existing asphalt, limited new asphalt parking, (2) detached covered carports, a monument sign, a detached ‘vand-off’ pavilion for customers who are picking up their vans, and new landscaping along Paonia Street. The (2) existing curb cuts from Paonia Street are remaining.

The proposed building and site improvements comply with the County Land Development Code with the exception of the detached ‘vand-off’ pavilion which has a separate Board of Adjustment request for a front setback encroachment and for exceeding the max. lot coverage. The north property line (the side setback) and the west property line (the rear setback) where the covered carports are located are on a zero lot line condition since the adjoining properties are part of the same light industrial Powers Plaza subdivision.

The existing utilities serving the building are adequate for Wayfarer so no utility upgrades are anticipated. Also since Wayfarer’s use is very similar to the previous tenant’s use, the traffic generation is not anticipated to change significantly and the two existing curb cuts for access will remain.

Please address how the proposal meets all criteria in ECM Section B.1.2.D for TIS exemption.

The proposed Wayfarer Vans project seeks to bring new life to an aging building and improve the surrounding area. Please feel free to contact me anytime with questions and/or comments.



Respectfully,
Echo Architecture, PLLC
by

A handwritten signature in black ink, appearing to read 'Scott Schuster', with a long horizontal flourish extending to the right.

Scott Schuster
Architect

Please include a statement that drainage from the proposed work will not adversely impact neighboring or downstream properties.