



## Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

### Application Form

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Determination
- Administrative Relief
- Appeal
- Approval of Location
- Billboard Credit
- Board of Adjustment – Dimensional Variance
- Certificate of Designation
- Combination of Contiguous Parcels by Boundary Line Adjustment
- Construction Drawings
- Condominium Plat
- Crystal Park Plat
- Development Agreement
- Early Grading Request
- Final Plat
- Maintenance Agreement
- Merger by Contiguity
- Townhome Plat
- Planned Unit Development
- Preliminary Plan
- Rezoning
- Road Disclaimer
- Road or Facility Acceptance
- Site Development Plan
- Sketch Plan
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
- Subdivision Exemption
- Subdivision Improvement Agreement
- Variance of Use
- WSEO
- Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <b>2510 Canada Dr</b>	
Tax ID/Parcel Numbers(s) <b>5332309008</b>	Parcel size(s) in Acres: <b>3.25 Acres</b>
Existing Land Use/Development: <b>Vacant Land</b>	
Existing Zoning District: <b>CC CAD-O</b>	Proposed Zoning District (if applicable):

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): <b>K &amp; S Development, LLC</b>
Mailing Address: <b>3442 Tampa Rd., Suite B, Palm Harbor, FL 34684</b>
Daytime Telephone: <b>727-242-5121</b>
Email or Alternative Contact Information: <b>Sean@leisureconstruction.com</b>

**DESCRIPTION OF THE REQUEST:** (attach additional sheets if necessary):

We request the review and approval of the current Condo Plat



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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): <b>Sean L. Edwards, Managing Member, K&amp;S Development</b>	
Mailing Address: <b>3442 Tampa Rd., Suite B, Palm Harbor, FL 34684</b>	
Daytime Telephone: <b>727-798-3440</b>	Email or Alternative Contact Information: <b>Sean@leisureconstruction.com</b>

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Email or Alternative Contact Information:

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: SL Edwards, Managing Member

Date: 03-20-2026

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_



2510 Canada Dr.  
Colorado Springs, CO 80922

Letter of Intent

March 25, 2026

Project: Northcrest Personal Storage Condo Plat  
Subject: Letter of intent for MyGarage@Northcrest garage condominiums  
Address: 2510 Canada Dr., Colorado Springs, CO 80922  
Legal Description: Lot 3A, Northcrest Center No. 1A, County of El Paso, State of Colorado  
Lot size: 3.25 Acres  
Zoning: CC

This letter serves as a formal Letter of Intent requesting the creation of personal garage condominiums on the property located in Colorado Springs. This project will be structured as a commercial homeowners association (HOA) with individual units for purchase to be used as personal storage space.

The commercial condominiums are located at 2510 Canada Dr. The legal description is Lot 3A Northcrest Center No 1A. In El Paso County. Schedule Number R5332309008.

### **Project Description:**

The project consists of three pre-engineered metal buildings, approximately 63,000sf in size, partitioned into 71 garage bays. Each building has an ADA bathroom and fire sprinkler room. Building B also has an IT room. The purpose of the garages are to provide the owners with space to store items (Cars, Boats, RV's, Christmas stuff) that cannot be stored at home due to limited space or neighborhood restrictions.

### **Facilities:**

Controlled access gated property with three pre-engineered metal buildings, three common ADA restrooms, one common drinking fountain, garbage enclosure, detention basin. Units include 12' x 15' garage doors with openers, 3' walk door, LED lighting, utility sinks with on-demand water heater, ceiling hung gas heater, 125amp electric panel, fire sprinklers, and epoxy floor covering. Electric is provided by Mountain View Electric Association, Water is provided by Cherokee Metropolitan District, Gas is provided by Colorado Springs Utilities.

I am committed to working with El Paso County Planning Department throughout the condo plat process. This personal garage condo project will be an asset to the community. It will provide needed storage that will help tidy up houses in surrounding neighborhoods.

Thank you for working with me.

Sincerely,

A handwritten signature in black ink that reads "Sean L. Edwards". The signature is written in a cursive style with a large, stylized "S" and "E".

Sean L. Edwards

Managing Member

K&S Development, LLC

# A CONDOMINIUM MAP OF MY GARAGE @ NORTHCREST IN EL PASO COUNTY, COLORADO

## PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
LOT 3A, "NORTHCREST CENTER NO. 1A" (RECEPTION NO. 222715061, EL PASO COUNTY, COLORADO RECORDS);  
CONTAINING 3.246 ACRES (141,390 SQUARE FEET), MORE OR LESS.

## OWNER'S STATEMENT:

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE HEREIN DESCRIBED PROPERTY, HEREBY STATES THAT THIS CONDOMINIUM MAP OF THE "MY GARAGE @ NORTHCREST" HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR "MY GARAGE @ NORTHCREST" CONDOMINIUM OWNERS ASSOCIATION, INC., RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D., AND AS IT MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
SEAN L. EDWARDS, MANAGER

## NOTARIAL:

STATE OF FLORIDA }  
COUNTY OF PINELLAS } SS  
THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D., BY SEAN L. EDWARDS, MANAGER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## LENDER:

DEDICATION ACKNOWLEDGED AND CONSENT EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D.

PIKES PEAK NATIONAL BANK

BY: \_\_\_\_\_  
FRANK DELAY, PRESIDENT

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
THE AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D., BY FRANK DELAY, PRESIDENT OF PIKES PEAK NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## SURVEYOR'S STATEMENT:

I, DAVID V. HOSTETLER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP AND DRAWINGS REPRESENT SURVEYED STRUCTURE/SITE IMPROVEMENTS EXISTING AS OF JANUARY 28, 2026, DRAWN UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY SHOWS THE RELATIONSHIP OF CONSTRUCTED STRUCTURE FOOTPRINTS, TOGETHER WITH PLANNED GENERAL COMMON ELEMENT IMPROVEMENTS TO THE PERIMETER LOT LINES OF THE DESCRIBED TRACT OF LAND THEREOF; AND THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE @ NORTHCREST", CONTAINS: ALL THE INFORMATION REQUIRED BY C.R.S. 38-33-209 AND 38-31-106 AND THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND THAT IT SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE UNITS; THE LOCATION OF THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS; THE UNIT DESIGNATIONS AND LOCATION; THE ELEVATION OF THE CONSTRUCTION OF THE FINISHED AND/OR UNFINISHED FLOORS AND CEILINGS AS ESTABLISHED FROM THE ON-SITE DATUM PLANE . . . AND THAT SUCH MAPS WERE PREPARED PRIOR TO SUBSTITUTIONAL STRUCTURAL COMPLETION OF THE IMPROVEMENTS SHOWN HEREON.

DAVID V. HOSTETLER  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681  
FOR AND ON BEHALF OF LDC, INC.

## PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

THIS CONDOMINIUM PLAT FOR "MY GARAGE @ NORTHCREST" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS CONDOMINIUM PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 222715061.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

## RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY SURCHARGE: \_\_\_\_\_

## NOTES:

- ALL ANGLES OF MEASUREMENT ARE 90° FROM PROPERTY LINE UNLESS SHOWN OTHERWISE.
- INTERIOR NON-DEMISING WALLS ARE NOT DEPICTED ON THE DRAWINGS.
- ALL BUILDING LOCATION MEASUREMENTS ARE TO THE OUTSIDE EDGE OF THE EXTERIOR WALLS.
- UNIT DIMENSIONS ARE SHOWN ON SUBSEQUENT SHEET 2 AND 3 OF 3.
- BASIS OF BEARINGS: ALL BEARINGS SHOWN ON SHEET 1 OF 2 OF THIS CONDOMINIUM MAP ARE BASED ON THE EASTERLY LINE OF LOT 3A PER "NORTHCREST CENTER NO. 1A", WHICH BEARS S00°17'30"W "ASSUMED", A DISTANCE OF 336.23 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LDC, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, LDC, INC. RELIED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CORE TITLE GROUP LLC., FILE/AMENDMENT NO. 6341COR-C4, COMMITMENT DATE FEBRUARY 24, 2026 AT 8:00 A.M.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON (13-80-105).
- ALL ELEMENTS, EXCLUDING UNITS AND LIMITED COMMON ELEMENTS (LCE) ARE TO BE CONSIDERED GENERAL COMMON ELEMENTS, ALSO KNOWN AS COMMON AREA (GCE):
  - ALL OF THE LANDSCAPING, DRIVEWAY, CERTAIN PARKING SPACES AND EASEMENTS AS DESIGNATED ON THE MAP; AND,
  - ALL FOUNDATIONS, COLUMNS, GIRDERS, BEAMS AND SUPPORTS OF THE BUILDING; AND,
  - THE EXTERIOR WALLS OF THE BUILDING, THE MAIN BEARING OR UTILITY WALLS WITHIN THE BUILDING, THE MAIN OR BEARING SUB-FLOORING AND THE ROOFS OF THE BUILDING; AND,
  - IN GENERAL, ALL OTHER PARTS OF THE CONDOMINIUM PROJECT NECESSARY FOR COMMON USE TO ITS EXISTENCE AND MAINTENANCE EXCEPT THE LAND; AND,
  - THE LEASEHOLD INTEREST IN THE LAND SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE GROUND LEASE.

ALL BLOCK SIDING, WALL LINER PANEL, LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF ARE PART OF THE UNITS; AND, IF ANY ELEMENT SUCH AS A CHUTE, FLEX DUCT, WIRE, CONDUIT, ELECTRICAL OUTLETS, HEATERS, BEARING WALL, BEARING COLUMN, OR ANY FIXTURES LIES WITHIN, PARTIALLY WITHIN AND/OR PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION THEREOF SERVING ONLY THAT UNIT, SUCH ELEMENT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT; AND, ANY EXTERIOR DOORS, WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNITS BOUNDARIES, ARE LIMITED COMMON ELEMENTS (LCE) ALLOCATED EXCLUSIVELY TO THAT UNIT. NOTWITHSTANDING THE FOREGOING, GARAGE DOORS AND MAIN DOORS ARE PART OF THE UNIT THAT THEY SERVE AND IT IS THE RESPONSIBILITY OF THE UNIT OWNER TO MAINTAIN SUCH ELEMENTS. THE DECLARATION MORE SPECIFICALLY DEFINES ALL INDICATED AND/OR INTENDED GCE AND LCE IMPROVEMENTS.

9. SITE BENCHMARK: "4" AT BACK OF CONCRETE CROSSSPAN CENTERPOINT AT THE ACCESS DRIVE IN THE NORTHWESTERLY PORTION OF THIS PROPERTY; ELEVATION = 6532.0 CSU FIMS DATUM.

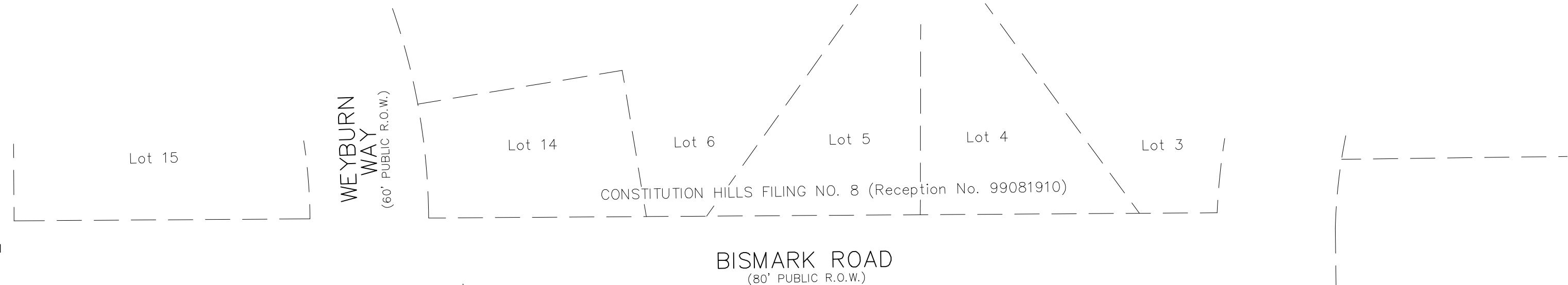
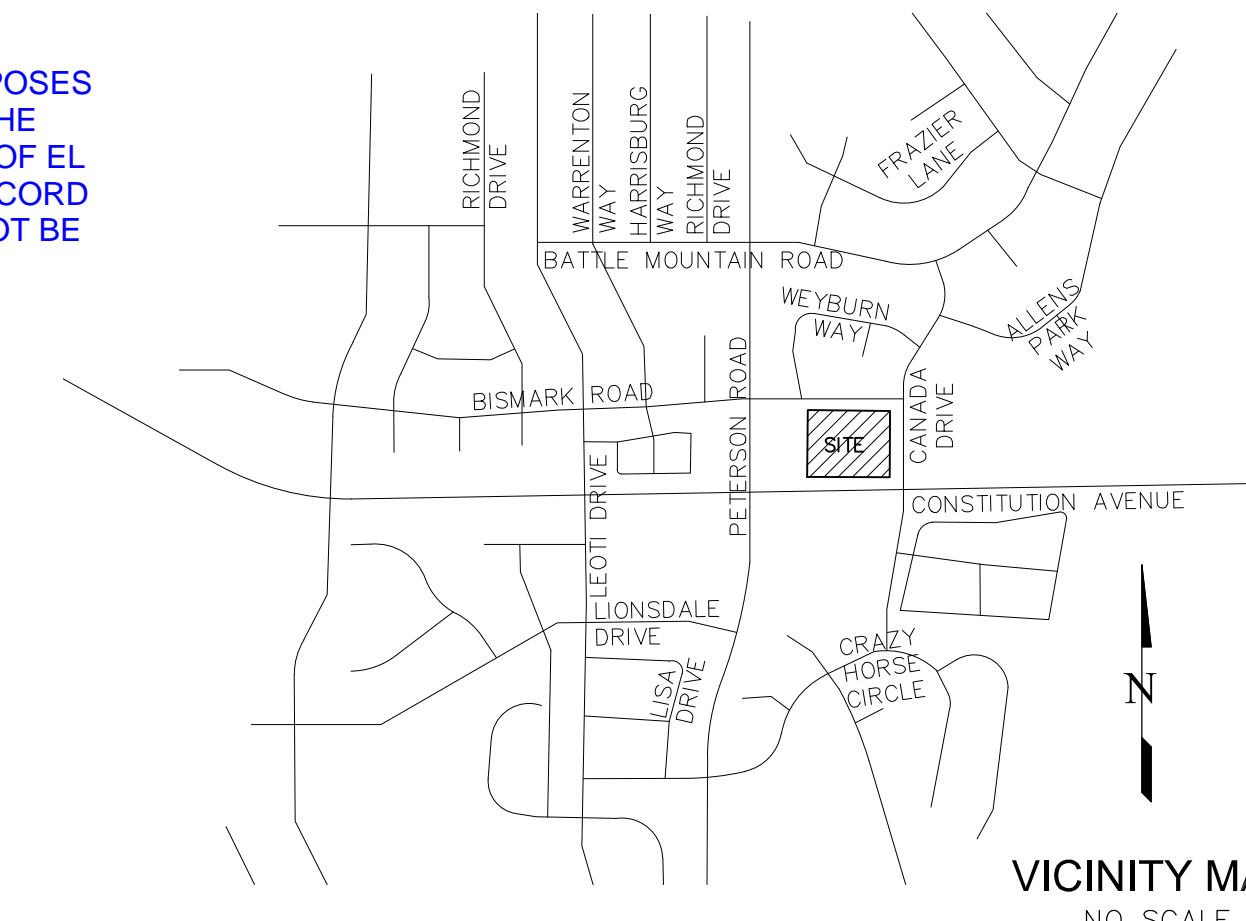
10. ALL COMMON WALL LOCATIONS (CENTERLINES) BETWEEN UNITS ARE BASED ON PHYSICAL MEASUREMENTS AND/OR ARCHITECTURAL PLAN CONFIGURATION DIMENSIONS (EXPECTED TO BE BUILT WITHIN ACCEPTABLE CONSTRUCTION TOLERANCES), AND NON-STRUCTURAL COMMON WALLS CAN BE ELIMINATED FOR MULTIPLE UNIT PURCHASE.

11. USES AND AVAILABLE PARKING SPACES, AS DELINEATED OR NOT, FOR EACH INDIVIDUAL UNIT ARE SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN AND ZONING REGULATIONS ON FILE WITH THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

**Include Springs Utilities Easement Clause:**  
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

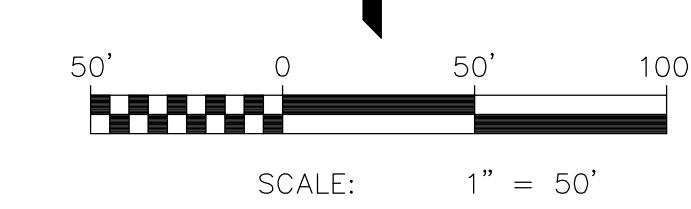
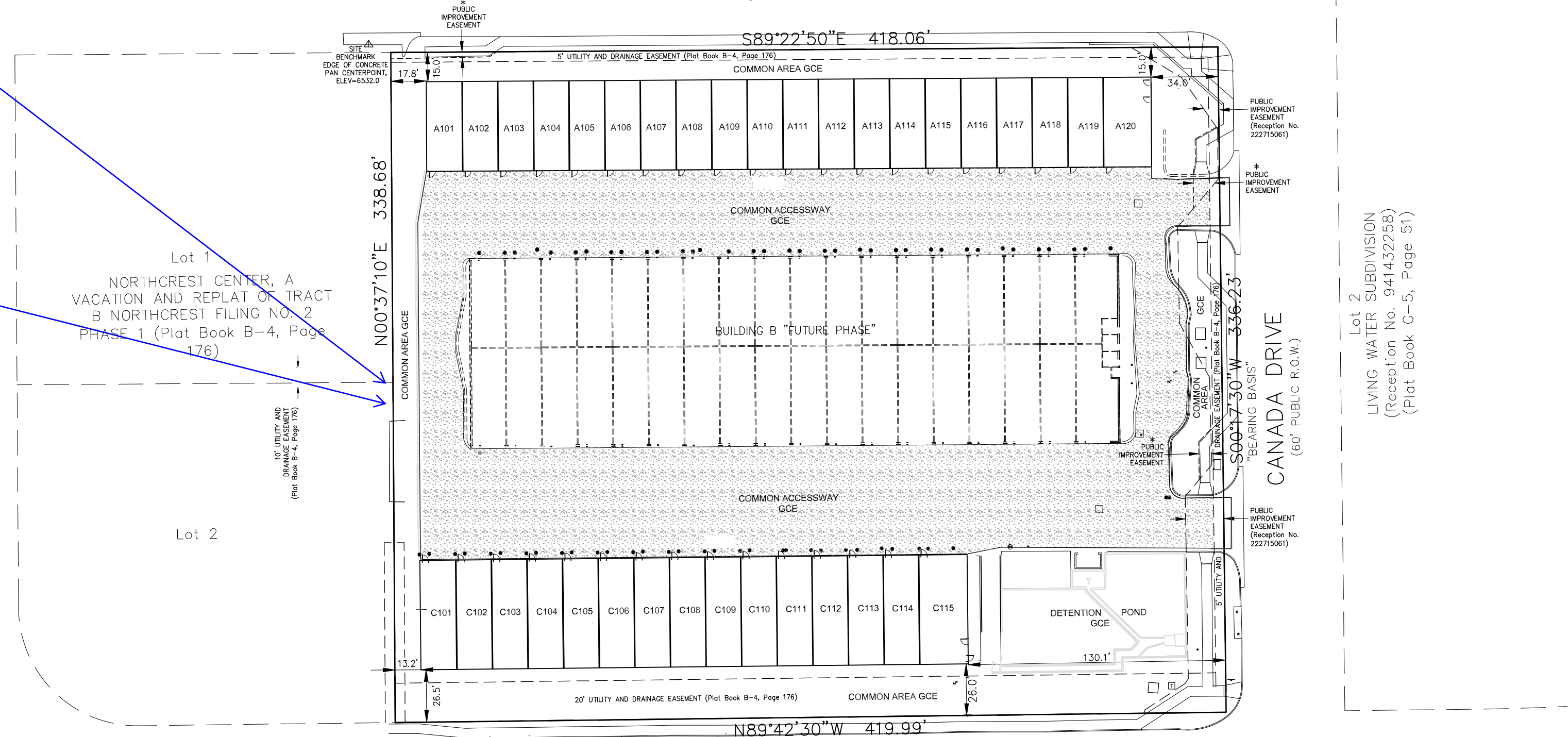
## LEGEND

- EB - ELECTRIC BOX/VAULT
- EM - ELECTRIC METER
- SM - SANITARY SEWER MANHOLE
- SS - STORM SEWER MANHOLE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TP - TELEPHONE PEDESTAL
- TS - TRAFFIC SIGN
- TCB - TRAFFIC CONTROL BOX
- TSIG - TRAFFIC SIGNAL
- EW - EXISTING CURB/GUTTER
- EW - EXISTING WALL
- PC - PROPOSED CURB, SIDEWALK AND PARKING (CCE)
- PW - PROPOSED WALL
- (A101) - UNIT DESIGNATION
- - PROTECTION BOLLARD
- \* - EASEMENT "TO BE CREATED"



Show and label all existing utility easements, including width, book and page, and/or reception number(s).

Show and label existing utility infrastructure (gas mains and services) to verify no conflicts with the new lot lines



According to Colorado law, legal action based upon any defect in this survey must be commenced within one year from the date of the certification shown hereon. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date

H Scale: 1" = 50'  
V Scale: N/A  
Designed By: N/A  
Drawn By: WCS  
Checked By: DVH  
Date: 01/14/26

**Land Development Consultants, Inc.**  
PLANNING • SURVEYING  
www.ldc-inc.com • TEL: (719) 526-6133 • FAX: (719) 522-8648  
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

# CONDOMINIUM MAP MY GARAGE @ NORTHCREST

Project No.: 25020  
Sheet: \_\_\_\_\_  
1 of 3



