



2510 Canada Dr.
Colorado Springs, CO 80922

April 14, 2026

Letter of Intent requesting the approval of the final Condo Plat for PCD file# SF267

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. A subsequent condo plat will be submitted for the centrally located building (Building B).

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 Request:

The request for a condominium plat to create 35 Garage Condo Units, general common elements and limited common elements. The project consists of two pre-engineered metal buildings, Buildings A & C, 31,500sf in size, partitioned into 35 garage bays. Each building has an ADA bathroom and fire sprinkler room. A third building (Building B) 31,000sf, 36 units, will be condo platted at a later date. The purpose of the garages is 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 two pre-engineered metal buildings, two common ADA restrooms, and a common garbage enclosure. A detention basin was constructed

in association with the Site Development Plan and shall be owned and maintained as a Common Element by the HOA. 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.

A traffic impact study was completed with the site development plan PPR2412. This development will be in conformance with the Traffic Impact Study of <100 average daily trips. The traffic through the facility will be one way. The entrance will be located at the Northeast gate on Canada Dr. and exit at the Southeast gate on Canada Dr. The conclusion of the traffic study is that the proposed storage use development would not significantly impact the surrounding roadways. Short- and long-range forecasts for the access locations would remain generally consistent with existing conditions.

K&S Development acknowledges in order for the PCD Director to approve a condominium map:

- The proposed uses in the condominium units shall be consistent with CC zoning District. Any uses to occur within a unit must comply with the CC zoning District, must submit a site development plan to initiate use and subject to the road impact fee program.
- The site complies with the approved Site Development Plan. CSU, Cherokee Metropolitan District, Mountain View Electric and El Paso County has approved all utility and grading work completed.
- The condominium plat is consistent with the intent of the original subdivision of the property and does not result in an increase in density and minimal impact on traffic.
- Access and utility connections as appropriate are provided for building B, to be platted at a later date.
- Homeowners' association documents have been drafted that address the unit owners rights and responsibilities with respect to parking, loading and access facilities, landscaping, utilities and any common areas and facilities on the site.
- Perpetual maintenance of common facilities by property owners is provided for by the Homeowners Association documents and allow for the option of County to take over maintenance and charge the cost to the property owners until property owners demonstrate they can adequately maintain the property if the property owners fail to adequately maintain the common facilities.

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 "SL Edwards". The letters are cursive and fluid, with the "S" and "L" being particularly prominent.

Sean L. Edwards

Managing Member

K&S Development, LLC