10/6/2026

LETTER OF INTENT

Special Use Request – Automotive Detailing and Vinyl Installation

Project: MyGarage@Northcrest

Address: 2510 Canada Dr., Colorado Springs, CO 80922

Legal Description: Lot 3A, Northcrest Center No. 1A, County of El Paso, State of Colorado

Units: B133 and B134

Unit Size: Approximately 900 square feet each; approximately 1,800 square feet total

Zoning: CC

To Whom It May Concern:

This Letter of Intent is submitted in support of a Special Use request to allow an automotive detailing and vinyl installation business to operate within Units B133 and B134 of the MyGarage@Northcrest commercial condominium development located at 2510 Canada Drive.

The business, proposed “Battle Mountain Automotive Studio LLC”, will provide appointment-based automotive appearance services including vehicle detailing, paint correction, ceramic coating, vinyl wrap installation, paint-protection-related preparation, and similar cosmetic automotive services.

The proposed use will occupy two approximately 900-square-foot condominium units for a combined area of approximately 1,800 square feet. All primary business activities will occur within the enclosed units.

Proposed Operations

Explain any parking needs and clarify parking for costumers and employees. Minimum parking requirements by use in Table 6-2 of the Land Development Code.

Parking requirements for closest use "Vehicle Storage" requires 3 parking spots.
Provide parking plan, as parking for Uses not listed requirements may be determined by PCD director.

The business will operate by appointment. Customer vehicles will be brought to the property for scheduled services and will generally remain inside the units while work is being performed.

Discuss how many customers and vehicles will come to the site on a daily basis.

The proposed use will be a low-traffic automotive service operation. It will not operate as a retail storefront and will not generate walk-in traffic. Customer visits will consist of scheduled vehicle drop-off and pickup.

The Business is Owner Operated and will have an employee. Hours of Operation are 8:00am to 6:00pm.

Discuss the number of employees

Services provided will be automotive detailing, cosmetic vehicle care, paint correction, ceramic coating, and vinyl installation. This application does not include automotive mechanical repair, body repair, vehicle painting, fabrication, welding, or manufacturing operations.

Site and Building Use

The existing MyGarage@Northcrest units are equipped with garage access, interior lighting, utility sinks, electrical service, heating, fire sprinklers, epoxy flooring, and shared vehicle washing stations and ADA Compliant Restrooms. The developers original project Letter of Intent identifies these improvements as standard features of the condominium units.

All detailing and vinyl installation activities will be performed within the enclosed condominium units. Materials, equipment, and supplies associated with the business will be stored inside the units.

No outdoor storage of detailing supplies, vinyl materials, equipment, or business-related materials is proposed.

A parking plan will need to be provided on the site development plan

Customer vehicles will utilize existing approved parking and access areas while being dropped off or picked up. Vehicles actively being serviced will be stored within the units.

The proposed operation will utilize the existing site access and circulation pattern established for MyGarage@Northcrest. The original project traffic study anticipated fewer than 100 average daily trips for the development and concluded that the storage condominium development would not significantly impact surrounding roadways. The proposed detailing and vinyl business is expected to generate only a limited number of daily vehicle trips because services are performed by appointment and individual vehicles may remain at the facility until services are complete.

A Traffic Impact Study will be required for the entire development as the use type is being changed from personal mini-storage to commercial business. A fullest and best TIS analysis must be completed .

Environmental and Neighborhood Impact

The proposed business is an indoor, low-impact automotive appearance operation.

No automotive painting, bodywork, mechanical repair, engine testing, fabrication, or other high-noise automotive activity is proposed under this Special Use request.

Detailing products and other business materials will be stored and handled within the units. Waterless and rinseless detailing methods will be utilized wherever practical in order to minimize water consumption and wastewater generation. Any wastewater generated during vehicle cleaning will be contained and handled in accordance with applicable wastewater and environmental requirements and will not be discharged into the stormwater system.

The vinyl-installation portion of the business is primarily a clean indoor activity involving surface preparation and installation of automotive vinyl films.

The proposed operation is not expected to generate significant noise, odors, vibration, outdoor activity, or other impacts inconsistent with the existing commercial condominium development.

development was approved as personal mini-storage facility not commercial automotive use. Please correct.

Compatibility With MyGarage@Northcrest

The proposed use is compatible with the automotive-oriented nature of the garage condominium development. The business will operate entirely from privately owned commercial condominium units and will use the existing access, parking, utilities, and building infrastructure.

The business will operate primarily through scheduled customer appointments rather than high-volume retail traffic.

Approval of the Special Use would allow the property owner to make productive commercial use of Units B133 and B134 while maintaining the overall character and function of the MyGarage@Northcrest development.

I respectfully request approval of the Special Use permitting automotive detailing and vinyl installation activities within Units B133 and B134 at 2510 Canada Drive.

Thank you for your consideration of this request. I am available to provide any additional information necessary during the review process.

Sincerely,

Cody Hale

Owner

Proposed “Battle Mountain Automotive Studio LLC”

720-430-2713

Cody.Hale4020@gmail.com

Provide explanations and proof for the following and how the use will comply with the special use standards. May copy + paste and answer each line. LDC 5.3.2 Special Use Criteria for Approval.

(C)Criteria. In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;

- 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 does 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 applicable 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

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

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Planner (2)



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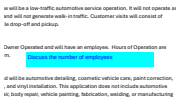


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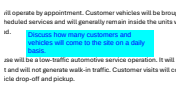
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Discuss the number of employees



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