

# YOW ARCHITECTS PC

115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903  
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**City of Colorado Springs**

**Land Use Review Division**

City of Colorado Springs

30 S Nevada Avenue, Suite 105

Colorado Springs, CO 80903

**RE: 485 Elkton – Use Variance**

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**DESCRIPTION:**

**Project Statement**

The property located at 485 Elkton TSN# 73224401032. The legal description is lots 2 & 3 Driscoll Subdivision Filing No. 2 and encompasses 4.79 Acres. The building owner intends to use approximately 13,400 square feet in the lower level of the existing building for the assembly and display of custom pizza oven trailers. This commercial space shall be used as a sales office for these trailers.

The classification for the automotive sales came from the requirement from the State department of motor vehicles. They classify these trailers as a vehicle and need to be licensed to be considered road worthy. The department of motor vehicles requires a parking space as well for the trailers to be inspected.

**Proposed Use**

The building is currently approved as a Planned Industrial Park, with conditions of records. We intend to amend the development plan to allow for Automotive sales, which is what these trailers are being classified as.

**Parking/Traffic**

The site shall remain primarily unchanged, the only site change shall be to allow for one display space for the trailers. This will remove one parking space which the property has an abundance of parking. The site shall have a total of 173 parking spaces provided when 99 parking spaces are required.

**Building Modifications**

The only planned modification to the outside of the building is to extend the windows to the ground on the South side of the building. No other modifications are planned to the site or the building elevations, the scope of work for the remodel will be restricted to the interior of the space.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,

  
Brad Nichols  
YOW Architects PC

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Founding Principal

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Director of Planning

**Lawrence Whittaker, AIA Architect**  
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