



COLORADO SPRINGS PLANNING

Land Use Review

Appeal of a City Planning Commission Decision to City Council

Appeal of a City Planning Commission Decision to City Council

Complete this form if you are appealing a **City Planning Commission, Historic Preservation Board or Downtown Review Board Decision** to City Council.

Appellant Contact Information

Autowash Co c/o Battista Design Group	303-514-0905
Name of Appellant	Phone Number
Battista Design Group Paul Battista	
Address (Include City, State, ZIP)	
paul@battistadesign.net	
Email	

Project Information

Autowash CUDP-23-0014		
Project Name		
3924 Pony Tracks Drive		
Site Address (TSN if not yet addressed)		
conditional use for car wash, with restricted hours of operation		
Type of Application Being Appealed		
CUDP-23-0014		
All File Numbers Associated with the Application		
Tamara Baxter	10/11-23	4 A
Project Planner's Name	Hearing Date	Item Number on Agenda

Appellant Authorization

The signature(s) below certifies that I (we) is(are) the authorized appellant and that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval.

Paul Battista <small>Digitally signed by Paul Battista DN: C=US, E=paul@battistadesign.net, O=Battista Design Group, CN=Paul Battista Date: 2023.10.21 08:37:31-06'00'</small>	10-21-23
Signature of Appellant	Date



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Appeal Submittal Should Include:

All Items Are Required

- Completed Appeal Form (this document).
- Evidence of "Affected Party" Status – check the box below and provide justification for the chosen box.
- Notice of Appeal Statement (see requirements on page 3 of this document).
- \$176 fee payable to the City of Colorado Springs.

Submit all 4 items above to into the City Clerk's Office at 30 South Nevada, Colorado Springs, Colorado. Appeals are accepted for 10 days after a decision has been made. Submittals must be received no later than 5pm MST on the due date of the appeal. Incomplete submittals and / or submittals received after 5pm or outside of the 10-day window will not be accepted. If the due date for the submittal falls on a weekend or federal holiday, the deadline is extended to the following business day no later than 5 pm MST.

If you need additional assistance with this application, please call the Land Use Review front desk at (719) 385-5905.

Affected Party Status

Please indicate, per UDC Subsection 7.5.415.A(1)(a) (Right to Appeal), which of the definitions of "Affected Party" that applies to the Appellant.

- (1) The applicant for the decision being appealed;
- (2) The owner or tenant of a lot or parcel of land located within one thousand (1,000) feet of the subject lot; or
- (3) Any owner or tenant of a lot or parcel of land located within three (3) miles of the subject property who has preserved standing by:
 - (a) Testifying at the public hearing on the application;
 - (b) Submitting written comments prior to the public hearing on the application; or
 - (c) In the case of applications approved by the Manager or an administrative official, submitting written comments to the Manager or administrative official during the comment period before the Manager or administrative official's action.



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Notice of Appeal

UDC 7.5.415.A.2 (Notice of Appeal):

- (1) The specific provision(s) of this UDC that is the basis of the appeal;
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:
 - (a) The decision is contrary to the express language of this UDC;
 - (b) The decision is erroneous; or
 - (c) The decision is clearly contrary to law; and
- (3) Describe how the criteria for the relevant application have or have not been met.

The decision is erroneous based upon many examples of other car washes in Colorado Springs that are open 24 hours a day, 7 days a week in neighborhoods just like this one. See attached maps/aerial images of those locations.

Car Washes open 24 hours in Colorado Springs

Car Wash 🔍 ✕

Bufs Wash
4.1 ★★★★★ (162)
Car wash · 530 Garden of the Gods Rd
Open 24 hours · (303) 525-0315

Splash Car Wash
4.1 ★★★★★ (231)
Self service car wash · 5814 Tutt Blvd
Open 24 hours · (303) 699-5688

Pitstop Carwash
4.0 ★★★★★ (287)
Self service car wash · 1560 S Academy Blvd
Open 24 hours · (719) 550-8121

Falcon Car Wash
4.1 ★★★★★ (408)
Car wash · 7417 McLaughlin Rd
Open 24 hours · (719) 495-1796

The Mountain Post Car Wash
4.2 ★★★★★ (249)
Car wash · 1070 Magrath Ave
Open 24 hours · (719) 226-2850

5 Star Car Wash & Dog Wash
4.3 ★★★★★ (825)
Self service car wash · 1510 Space Center Dr
Open 24 hours · (719) 597-6796

Wild Water Washes
4.2 ★★★★★ (47)
Car wash · 3327 W Colorado Ave
Open 24 hours · (970) 759-1228



5 Star Car Wash & Dog Wash
4.3 ★★★★★ (825)
Self service car wash

Overview Reviews About

Directions Save Nearby Send to phone Share

📍 1510 Space Center Dr, Colorado Springs, CO 80915

Located in: Palmer Park Supercenter

🕒 Open 24 hours

🌐 5starcarwash.net

📞 (719) 597-6796

📍 V73G+QF Colorado Springs, Colorado

📱 Send to your phone

🏷️ Add a label

👉 Suggest an edit





Car Wash

3.7 ★★★★★ (102)

Car wash

Overview

Reviews

About



Directions

Save

Nearby

Send to phone

Share

3750 Randall Dr, Colorado Springs, CO 80920

Located in: Woodmen Plaza

Open 24 hours

keep.io

(303) 748-9129

W6RV+3F Colorado Springs, Colorado

Send to your phone

Claim this business

Add a label

Suggest an edit



Chapel Hills Car Wash

3.2 ★★★★★ (182)

Car wash

Overview

Reviews

About



Directions

Save

Nearby

Send to phone

Share

1820 Briargate Blvd, Colorado Springs, CO 80920

Open 24 hours

Menu
pieces.singleplatform.com

(719) 492-3782

W6W+3P Colorado Springs, Colorado

Send to your phone

Add a label

Suggest an edit

Add missing information





Premier Car Wash

3.1 ★★★★★ (123)
Car wash

Overview Reviews About



725 Village Center Dr, Colorado Springs, CO 80919
Located in: Safeway
Open 24 hours
(719) 573-2280
W5C4+P8 Colorado Springs, Colorado
Send to your phone
Add a label
Suggest an edit

Add missing information



Splash Car Wash

4.1 ★★★★★ (231)
Self service car wash

Overview Reviews About



5814 Tutt Blvd, Colorado Springs, CO 80923
Located in: Ridgeway Marketplace
Open 24 hours
(303) 699-5688
W78J+2Q Colorado Springs, Colorado
Send to your phone
Add a label
Suggest an edit

Add missing information





Carwash

4.0 (169)
Self service car wash

Overview

Reviews



1705 Bula Dr, Colorado Springs, CO 80915

Open 24 hours

V74F+XQ Colorado Springs, Colorado

Send to your phone

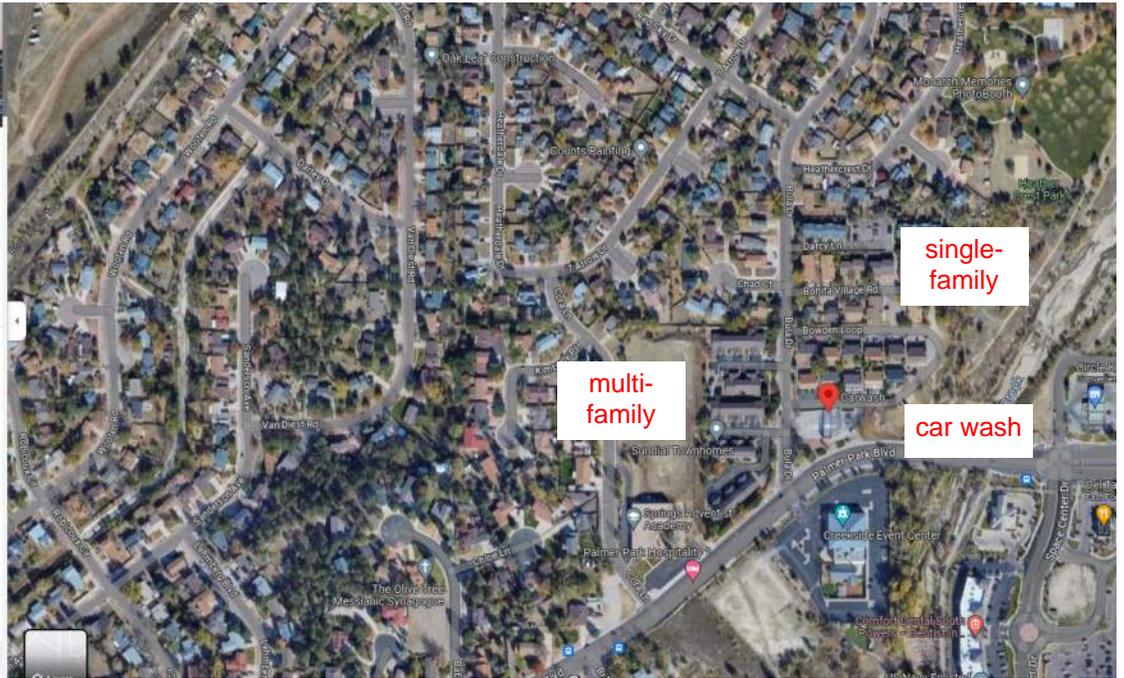
Claim this business

Add a label

Suggest an edit

Add missing information

Add place's phone number



Car Wash

4.2 (43)
Car wash

Overview

Reviews



4070 Chamberlin S, Colorado Springs, CO 80906

Q6F4+59 Colorado Springs, Colorado

Send to your phone

Claim this business

Add a label

Suggest an edit

Add missing information

Add place's phone number

Hours





Pitstop Carwash

4.0 ★★★★★ (287)
Self service car wash

Overview Reviews About

- Directions
- Save
- Nearby
- Send to phone
- Share

1560 S Academy Blvd, Colorado Springs, CO 80916

Open 24 hours

(719) 550-8121

R66R+5Q Colorado Springs, Colorado

Send to your phone

Claim this business

Add a label

Suggest an edit

Add missing information



ProWash Car Wash

3.8 ★★★★★ (13)
Car wash

Overview Reviews

- Directions
- Save
- Nearby
- Send to phone
- Share

4310 E Fountain Blvd, Colorado Springs, CO 80909

Located in: Antero Apartments

Open 24 hours

(719) 574-1404

R762+VW Colorado Springs, Colorado

Send to your phone

Add a label

Suggest an edit





Jet Wing Carwash

3.9 ★★★★★ (56)

Car wash

Overview

Reviews



Directions

Save

Nearby

Send to phone

Share

2170 Jet Wing Dr, Colorado Springs, CO 80916

Open 24 hours

jet-wing-carwash.business.site

R732+7W Colorado Springs, Colorado

Send to your phone

Add a label

Suggest an edit

Add missing information

Add place's phone number



multi-family

car wash

single-family



Carefree Car Wash

3.5 ★★★★★ (66)

Car wash

Overview

Reviews

About



Directions

Save

Nearby

Send to phone

Share

631 Carson Blvd, Fountain, CO 80817

P7JF+M7 Fountain, Colorado

Send to your phone

Claim this business

Add a label

Suggest an edit

Add missing information

Add place's phone number

Add hours



single-family

car wash

single-family



Barnes Car Wash

4.0 ★★★★★ (8)

Car wash

Overview

Reviews

About

- Directions
- Save
- Nearby
- Send to phone
- Share

4885 Barnes Rd, Colorado Springs, CO 80917

Open 24 hours
Confirmed by this business 6 weeks ago

(719) 963-4928

V7W7+JC Colorado Springs, Colorado

Send to your phone

Identifies as veteran-owned

Add a label

Suggest an edit

