



February 27, 2026

Colorado Springs
Planning and Neighborhood Services

Re: Project Statement

Intended use.

David Hicks proposes to purchase the existing site located at 1883 S Chelton Road. The proposed use would include reusing the existing building, utilities, and parking lot for sales and repair of power sports vehicles (ATVs, UTVs, etc.). It is proposed to utilize the surplus parking stalls for outdoor display of merchandise.

Justification.

The automobile and light vehicle repairs will comply with the restrictions listed in 7.3.303.I.1 of the Colorado Springs Municipal Code. Repairs and maintenance will be performed in the shop area of the existing building. All repairs and maintenance will be performed only in the designated area. No parts will be stored outside of the shop area. No residential zones are located within 100' of the existing site.

The automobile and light vehicle sales and rental will comply with the restrictions listed in 7.3.303.I.2 of the Colorado Springs Municipal Code. Display of merchandise will only take place in the surplus parking areas designated in the Land Use Statement. No display will occur in landscaping or maneuvering areas.

The outdoor display of goods will comply with the restrictions listed in 7.3.304.K of the Colorado Springs Municipal Code. The outdoor display area will be across the drive lane from the main entrance of the building as delineated on the site plan included with the Land Use Statement. Display is not proposed adjacent to the building.

All three of these proposed uses: light vehicle repairs, sales and rental, and outdoor display of goods are compatible with the existing uses in the surrounding area. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

Thank you for the opportunity to submit this application. We look forward to working with Colorado Springs on this development.

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