



February 27, 2026

Colorado Springs
Planning and Neighborhood Services

Re: Land Use Statement

Proposed Land 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.

Compatibility With Adjacent Development Patterns.

The existing site is developed and no proposed development will occur with this Conditional Use. Existing easements are shown on the attached exhibit. Additionally, the site is paved to allow cross access to the site to the west. The use is compatible with the adjacent developments which are automobile intensive, including auto part dealers, drive-thru restaurants, a tire shop, and a used car dealership.

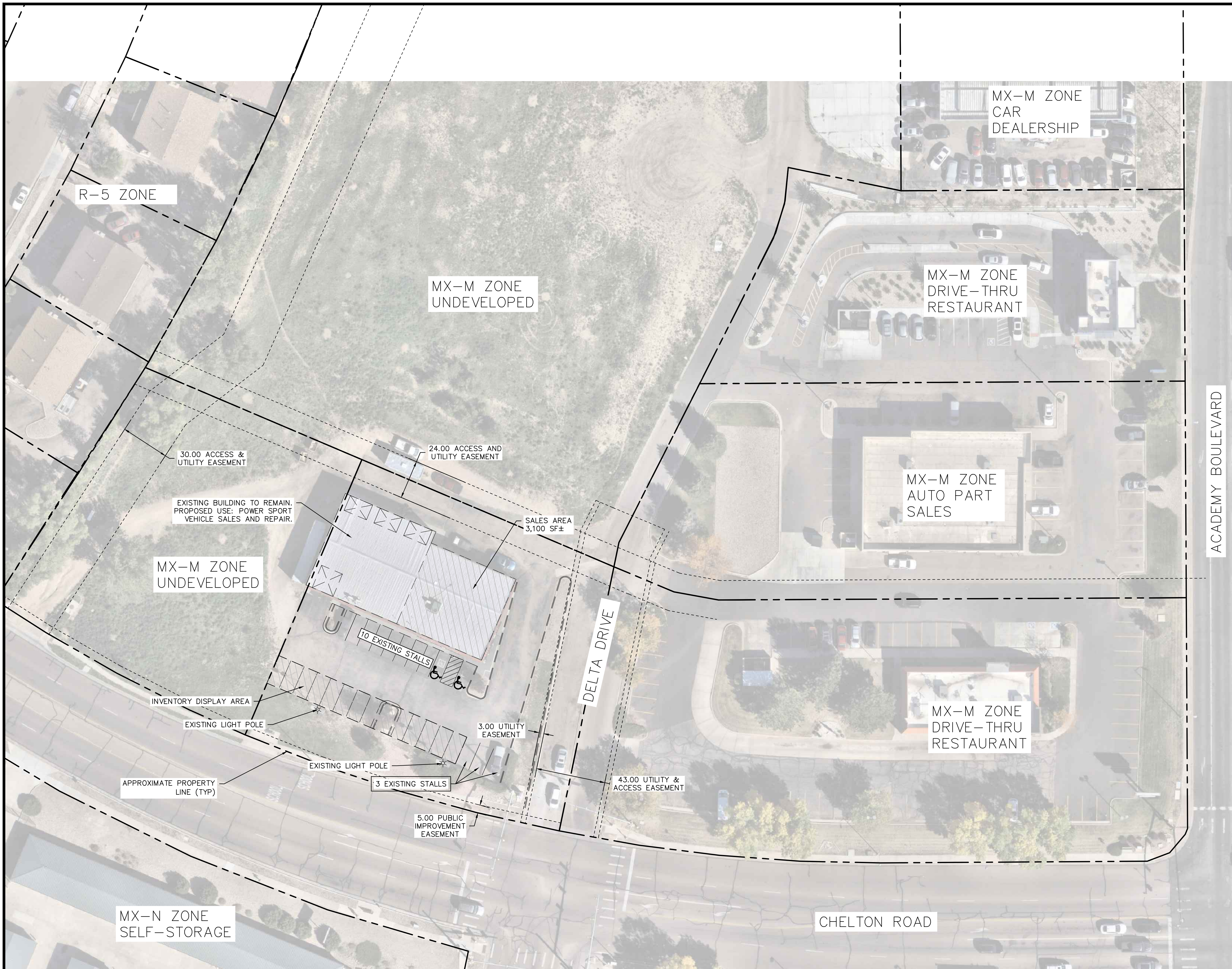
Impact to Adjacent Developments.

The current use of the existing building is an auto shop. The proposed use is similar to the existing use by providing recreational vehicle sales, repair, and maintenance. The additional proposed use of an outdoor inventory display area is consistent with the surrounding commercial developments. The lots to the north, northwest, and west are currently undeveloped and zoned as mixed use. Self storage units are located to the south across Chelton Road. Auto part sales are to the north east. Drive-thru restaurants are on the lots to the east and southeast. The proposed location for display of powersports vehicles will not negatively impact any of these existing businesses.


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

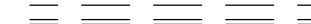
Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828







LEGEND

LOT LINES (PROPERTY) 

EXISTING CURB AND GUTTER 

EXISTING EASEMENT 

BUILDING DATA




ZONE: MX-M (MIXED-USE MEDIUM SCALE)

PARKING TABULATION

REQUIRED: 1 PER 350 SQFT OF INDOOR SALES AREA; PLUS 1 PER SERVICE BAY

REQUIRED: 13 STALLS (3,100 SF/350 + 4 DOORS=13 STALLS)

PROVIDED: 13 STALLS
2 ADA STALLS


1" = 30'
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: LR CHECKED BY: CJ

LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



**KARL MALONE POLARIS
SITE PLAN**

1883 S CHELTON ROAD, COLORADO SPRINGS, CO 80906

SHEET: **C-1**

DATE: 4/2/2026

PRELIMINARY