

Letter of Intent

Conditional Use Request – Automotive Collision Repair and Refinishing

Cisco's All In One Auto Corp.

14824 E Hinsdale Ave, Units C & D

Centennial, CO 80112

Project: Conditional Use Request – Automotive Collision Repair and Refinishing

Date: March 2026

Dear City of Centennial Staff and Community Members,

Cisco's All In One Auto Corp. respectfully submits this Letter of Intent regarding our proposal to operate an automotive collision repair and refinishing business within the existing industrial building located at 14824 E Hinsdale Avenue, Units C & D, Centennial, Colorado.

Our request pertains solely to establishing a collision repair and refinishing operation within the current industrial space. Although no new construction or exterior modifications are proposed, a **Tenant Improvement (TI) Building Permit** will be required for interior improvements related to the proposed use. It is anticipated that this work would begin in **Spring/Summer 2026**, following completion of the approval process.

In accordance with the City of Centennial Land Development Code, automotive repair and refinishing operations are classified as Heavy Industrial. This proposal is therefore submitted for review through the Conditional Use approval process.

Cisco's All In One Auto Corp. will specialize in light to medium collision repairs, including dent repair, panel replacement, paintless dent repair, automotive refinishing within a permitted paint booth, and insurance-related repair work. Vehicles suffering major structural damage or airbag deployment are generally deemed total losses by insurance providers and will not be repaired at our facility.

All operational activities will be conducted primarily indoors, with vehicle storage and servicing occurring within the building. Repairs are typically completed within a short timeframe—often within the same week—which helps minimize the volume of vehicles staged onsite. Customer visits will be by appointment only, with most customers dropping off vehicles and returning upon completion.

The property is located within the Industrial (I) zoning district. The proposed use aligns with other automotive and light industrial operations commonly found in similar areas.

Cisco's All In One Auto Corp. is dedicated to maintaining a clean, organized, and professionally operated facility. We are committed to working collaboratively with the City of Centennial throughout the review process. Our objective is to establish a well-managed business that delivers valuable services while minimizing impacts to surrounding properties.

We appreciate your consideration of our proposal and welcome any questions or feedback from staff or community members.

Sincerely,

Cisco Salas

Owner