

EKR Drafting and Design

April 30, 2021

Ryan Howser, Planner II
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Fred Loya Insurance
7376 McLaughlin Road, Suite J
Falcon, CO 80831

Dear Mr. Howser,

The intent of this letter is for Change of Use from A+ Tobacco (Mercantile) to Fred Loya Insurance (Business). Allow this letter to serve as our supporting documentation for the site information requested.

The Change of Use does not affect the Traffic Impact due to the Minimum Parking Requirement by Use per Table 6-2, Commercial Centers of Less Than 10 acres, the Minimum Number of Parking Spaces is 1 per 250 square feet. This would not affect the Engineering Criteria Manual Appendix B Section B1.2.C and B.1.2.D due to no increase or decrease in traffic.

Per Google Maps image, dated 2021, the Commercial Center has a total of 131 existing parking spaces which exceeds the requirement of 1 per 250 sf (111) for centers of less than 10 acres. There are 14 existing trees that meet or exceed the required tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. Existing light pole fixtures are concealed and do not exceed the required 90 degree cut off angle and not 10' in height. Existing wall mounted fixtures do not have an upward lighting.

If you require additional information, please contact me.

Thank you,



Jose Ford Principle
EKR Drafting and Design

P.O. Box 761061 • San Antonio, TX 78245
Phone: (210) 527-7096 • Email: joserford@outlook.com