



May 10, 2022

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

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

Dear Mr. Howser,

The intent of this letter is to notify you that the new Fred Loya Insurance will located in an existing lease space that was previously a tobacco store of an existing shopping center. Both spaces are defined as a **“Commercial or Retail as Part of an Overall Shopping Center”** (per Table 5.1 of the El Paso County Land Development Code). Please 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 existing Commercial Center has a total of 131 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,

Richard Deras, AIA, NCARB  
Alpha Terra  
Principal Architect

**Attachments:** S220414-482 Fred Loya Site Plan 05-10-22