

**EL PASO**  **COUNTY**  
**COLORADO**

COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.  
HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

4/26/2021

RE: Administrative Special Use Request for Falcon Les Schwab Tire

File: AL215  
Parcel ID No.: 5312114001

To Whom It May Concern:

This letter is to inform property owners adjacent to 7105 North Meridian Road that the applicant, George Bunting, has requested approval of a special use application to allow for a vehicle repair garage within the CR (Commercial Regional) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 5/11/2021. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

*Mercedes Rivas*

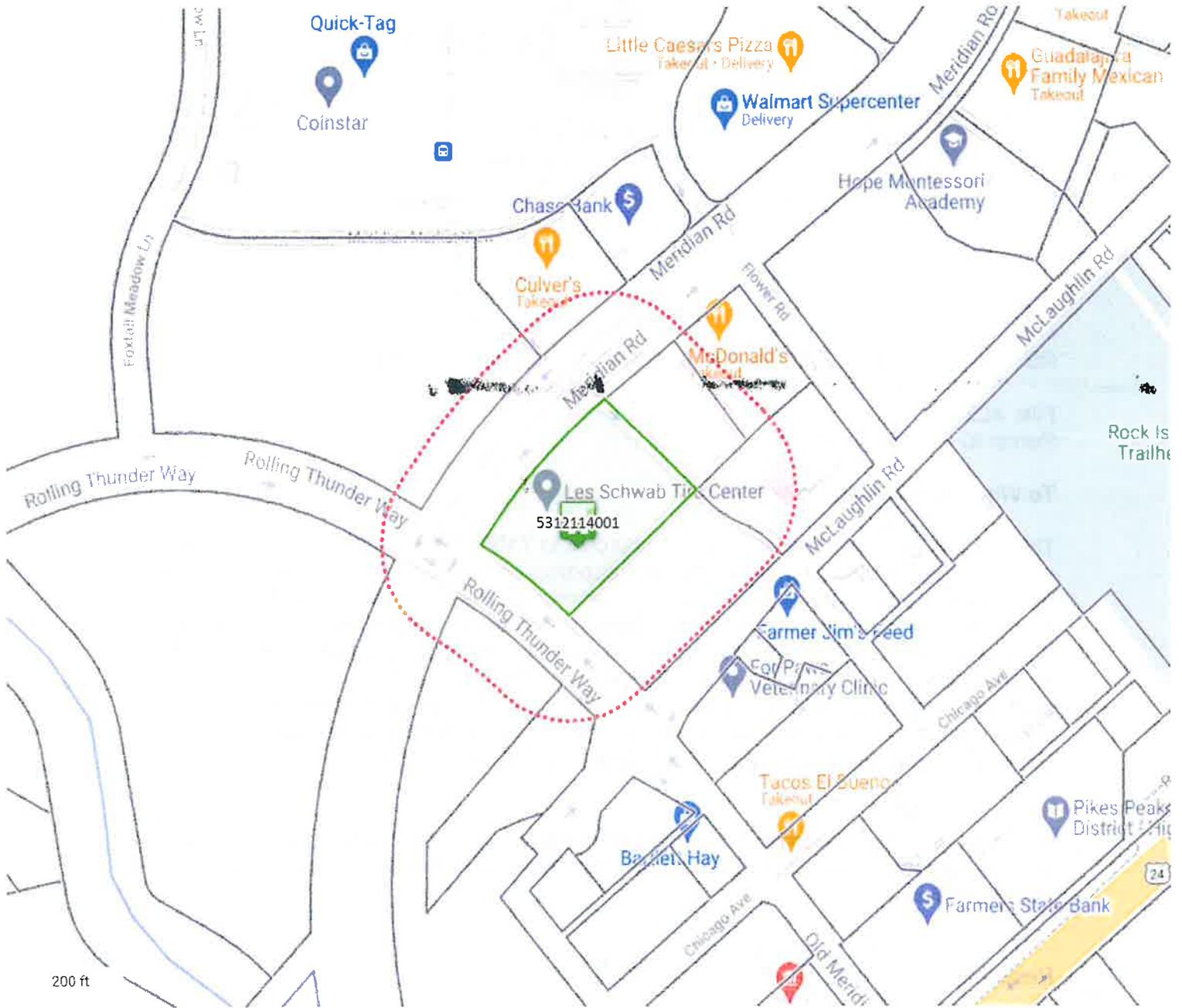
Mercedes Rivas, Planner II  
El Paso County Planning and Community Development  
719-520-6447  
[Mercedesrivas@elpasoco.com](mailto:Mercedesrivas@elpasoco.com)

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)



7105-7115 N MERIDIAN RD

5312114001  
SFP-E LLC

Market Value \$929,041

No Photos Available



**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

PASO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT  
INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910

DENVER CO 802

27 APR 2021 PM 2:41



FIRST-CLASS



US POSTAGE

02 7H \$ 000.51<sup>0</sup>  
0001332609 APR 27 2021  
MAILED FROM ZIP CODE 80910

PHANTOM II PARTNERS LLC  
7220 N MERIDIAN RD  
COLORADO SPRINGS CO 80901

NIXIE 808 DC 1 0005/08/21

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 80910314835 \*1668-01360-08-58

