



- Please address the following criteria in this letter:
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
  - The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
  - The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
  - The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
  - The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
  - The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

January 13, 2021

Les Schwab Tire Center  
Special Use Permit Application

To whom it may concern:

Les Schwab Tire Center is applying for Special User Permit (SUP) for a new tire center.

**Consultant/Authorized Representative**

Zack Graham, PE  
303 E 17th Ave #105  
Denver, CO 80203  
406-922-7137  
zackgraham@cushingterrell.com

use the name of use specified in LDC

**Owner/Applicant**

George Bunting  
P.O. Box 5350  
Bend, OR 97708  
541-416-5241  
George.R.Bunting@lesschwab.com

**Site Location, Size, Zoning**

Address  
7105 Old Meridian Way  
Falcon, CO, 80831

Lot Size ~ 2.484 acres (108,186 SF)

Zoning: Commercial Regional District (CR)

**Request and Justification**

The Les Schwab tire center is proposed to be on a parcel zoned CR which allows Vehicle Repair Garage, Commercial under a Special Use Permit. This permit is to request a vehicle repair primarily for changing tires,

rims, conducting alignments, brake service, and other minor miscellaneous part replacements. Oil changes are not conducted.

**Existing and Proposed Facilities, Structures, Roads, etc.**

The existing lot is undeveloped and bound to the north by Meridian Road, the west by Rolling Thunder Way. Internal public access for vehicles and pedestrians has been provided for the development. Utility mains for service are also located within the existing development.

Proposed structural improvements include a Les Schwab tire center building with showroom, office, restrooms, employee break room, and a service area for servicing vehicles and storing tires. Proposed exterior include utilities for servicing the building, a paved parking lot, trash enclosure, and a bull pen (CMU enclosure) for temporary storage of waste tires.

**Waiver Requests**

No Waiver Requests proposed.

Sincerely,

**Zack Graham, PE**

Civil Engineer

cc:

Please update letter of intent to include an estimate on the amount of vehicle trips expected to be made to the site on a daily basis. Per ECM criteria appendix B.1.2., there are several thresholds of vehicle trips that might require a traffic study for this application.

Also, please include a statement that shows applicant is aware road impact fees will be due at building permit.