

April 20, 2021

Mercedes Rivas
El Paso County Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910

RE: Comment Response Letter – Special Use Permit – Discount Tire - Falcon (File #: AL214)

Thank you for the comments on April 1, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the development plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Letter of Intent

1. Please revise to County
 - *Response: Updated.*
2. Please change to “Vehicle Repair Garage, Commercial.” Specify that you are requesting a special use for “Vehicle Repair Garage, Commercial”
 - *Response: Updated.*

Traffic Memo

1. Please add PCD File No. AL214 and PPR2112
 - *Response: The File No. has been added to the memo line of the Traffic Memo.*
2. Please also include this development’s calculated fair share cost for the protected/permissive left turn phasing at Woodmen/Golden Sage
 - *Response: The fair share cost for the protected/permissive left turn phasing at Woodmen/Golden Sage has been revised based on the increase in square footage. The rates have been included in the revised study with an additional note*
3. Please update this development’s fair share cost of the improvements as the proposal is 7.488 KSF in lieu of 6 KSF
 - *Response: The fair share cost has been updated to reflect 7.488 KSF.*

Site Plan

1. The site plan needs a summary table or page to include the following information:
 - *Response: Two additional sheets have been added to the site plan submittal in order to adequately show all of the required items.*
2. Please revise the reception #. The title commitment indicates this as 219714441.
 - *Response: Reception number has been updated.*
3. Please add PCD File No. AL214. If the same site plan for the special use and site development plan will be used then please also add the file no. PPR2112

- *Response: The filing numbers have been added to the coversheet.*
- 4. Where is sheet 5?
 - *Response: A separate detail sheet is now included with the site plan. Page numbers have been adjusted accordingly.*
- 5. Refer to site development plan application PPR2112 for any additional engineering comments.
 - *Response: Noted, all updates related to engineering comments will be covered on the Site Development Plan specific comment response letter.*

El Paso County Conservation District

All EPCCD comments have been addressed and responses are included with the SDP comment response letter.

Thank you for your review of the Site Development Plan! With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.