

June 8, 2018

Gabe Sevigny
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Les Schwab Tire Center – Falcon, CO – Replat – VR-18-004 – First Review Comments

Dear Gabe,

Please find below our re-submittal package addressing the comments received on May 4, 2018. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

Current Planning

- *Prior to recording we will need the recording fee, tax valorem showing a zero balance, and title dated within 30 days. The Mylar will need to be signed by all parties other than the Director and have the PPRBD stamp placed on it. NOTE: this is an FYI for closing out the project. Do not complete this step until the PM has told you that you are ready for recording.*

Response: Noted, thank you.

- *See redlines*

Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.

- *Application cannot be scheduled for approval until all issues have been satisfied.*

Response: Per conversation with Nina Ruiz and confirmation with Gabe Sevigny, no hearing is anticipated to be required for approval of this project.

Engineering Department

- *Comments have been provided to the project manager in the form of redline drawings that will be uploaded by the Project Manager.*

Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.

El Paso County Health Department

- *El Paso County Public Health has no issue with combining the 2 platted parcels and vacating the interior easements for the proposed 2.48 acre commercial development.*

Response: Thank you.

- *The proposed parcel has a 28Dec2017 Will Serve Letter from Falcon Highlands Metropolitan District for water. There is a finding of sufficiency in terms of quality for water from this Colorado Department of Public Health and Environment regulated community water system. PWSID #CO0121247*

Response: Thank you.

- *Wastewater service will be provided by Woodmen Hills Metropolitan District (WHMD). There is a Will Provide Letter from WHMD dated 08Aug2016 confirming wastewater service to the parcel.*

Response: Thank you.

- *Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.*

Response: Noted, thank you.

Mountain View Electric Association

- *This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.*

Response: MVEA extension agreement will be coordinated separately with MVEA's Engineering Department.

- *Meridian Crossing, Filing #1 was recorded with utility easements granted. MVEA request these utilities easements are shown on the plat along with platting of existing MVEA facilities. Additional easements will be required once a review of civil drawings with grading, erosion and equipment plan is provided to MVEA.*

Response: Existing easements are shown on proposed Meridian Crossing Filing No. 1A. Any additional easements required will be coordinated with MVEA separately with service application and design.

- *MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.*

Response: Noted, thank you.

Gabe Sevigny
Les Schwab Tire Center - Replat
June 8, 2018

- *Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.*

Response: Any proposed public improvements will be coordinated with El Paso County, and will coordinate any improvements with MVEA separately with service application and design.

911 Authority – El Paso/Teller County

- *Hello, No action necessary for 911, no new street names requested. Thank you.*

Response: Thank you.

Falcon Fire Protection District

- *Falcon Fire has no objects to this replat request.*

Response: Thank you.

Pikes Peak Regional Building Department

Enumerations

- *Since the entire previous subdivision plat is being referenced, all addresses from prior plat need to be show. Addresses should be running parallel with N Meridian Road and placed as far north on lots as possible. Addressing to be placed on the mylar: Proposed lot 1: 7105-7115, existing lot 2: 7225, existing lot 1: 7255, existing lot 5: 7125-7153, existing lot 6: 7165-7189 N Meridian Road.*

Response: Revised as requested, thank you.

- *On the AS RE-PLATTED all lot numbers new and old should be noted on the lots with the subdivision name*

Response: Revised as requested, thank you.

- *Standard Final Plat comments: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. No platting fee due at the time of the review of the mylar, addresses are already established. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO APPROVAL IN ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL.*

Gabe Sevigny
Les Schwab Tire Center - Replat
June 8, 2018

Response: Noted, thank you.

Floodplain

- *Since The floodplain rate map number listed on the plat is incorrect, should be 0841C0575F-not 765F.*

Response: Revised as requested, thank you.

Sincerely,
Galloway & Company, Inc.

Aaron McLean
Site Development Project Manager
AaronMcLean@GallowayUS.com



Are you indicating there is a mineral estate owner, and if so they will need to be sent the same letter as the adjacent neighbor notification with proof of certified mailing

MINERAL ESTATE OWNER INFORMATION COULD NOT BE FOUND. NO LETTER WILL BE SENT.

CERTIFICATION:

I GEORGE CRUZ researched the records of the El Paso County Clerk and Recorder and established that there was/was not a mineral estate owner(s) on the real property known as MELIDIAN CROSSING. An initial public hearing on TBO which is the subject of the hearing, is scheduled for TBO, 2008.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on TBO, 2008.

Dated this 29 day of APRIL, 2008.

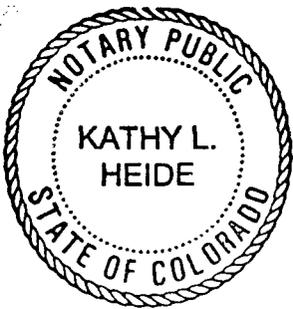
[Handwritten signature]

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 29TH day of APRIL, 2008, by George L. CRUZ.

Witness my hand and official seal.

My Commission Expires: 04-16-2009



My Commission Expires 04-16-2009

[Handwritten signature: Kathy L. Heide]
Notary Public



You have indicated a mineral rights owner, they must also receive a copy of the letter and a Certified Mailing receipt uploaded for them as well.

MINERAL ESTATE OWNER INFORMATION COULD NOT BE FOUND. NO LETTER WILL BE SENT.

March 28, 2018

Adjacent Owner
Address
Address

Re: Les Schwab Tire Center – New Construction – Meridian Crossing Lots 3 & 4

Phantom II Partners LLC,

1. This letter is being sent to you because Galloway & Company, Inc. is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. If applicable, at that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, or against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:

Consultant:

Aaron McLean
Site Development Manager
Galloway & Company, Inc.
6162 S Willow Dr, Suite 320
Greenwood Village, CO
80111
AaronMcLean@GallowayUS.com

Applicant:

SFP-E, LLC
PO Box 5350
Bend, OR
97708

Owner:

Park Place Enterprises, LLC
15 Mirada Rd.
Colorado Springs, CO
80906

3. Site Information:

Address: TBD
Location: Southeast corner of Meridian Rd and Old Meridian Rd
Size: 2.48 acres
Zoning: CR – Commercial Regional

4. Request and Justification:

Special Use:

Galloway is requesting a special use review for the proposed Les Schwab Tire Center as a “Vehicle Repair Garage” use within the Commercial Regional zone district. The Les Schwab Tire Center brand is primarily retail and service oriented, and focuses specifically on tire, brakes, and shocks. The store does not perform any heavy vehicle service, but strictly services tires, brakes, and shocks. As part of the brand’s corporate identity, stores are located amongst neighboring retail to encourage consumers to engage in their daily trading while being serviced at Les Schwab. Galloway believes that the Les Schwab Tire Center Use is a natural fit within the Commercial Regional zone, as a light vehicle service provider, and retail tire center.

Vacation and Replat:

Galloway is requesting a vacation and replat process on behalf of SFP-E, LLC to remove the lot line dividing Lots 3 (Parcel 5312106009) and 4 (Parcel 5312106010) of the Meridian Crossing Subdivision. The proposed Les Schwab Tire Center has a footprint of approximately 12,813sf, and would not, feasibly fit on either individual parcel as currently platted. Lot 3 is currently 55,282sf in size, and Lot 4 is 52,904sf in size – the Les Schwab Tire Center building would cover 23% and 24% respectively of these existing lots, leaving insufficient remaining square footage to meet landscaping, parking, and additional El Paso County zoning requirements. As a combined lot, the proposed Les Schwab Tire Center covers only 11.8% of the lot, leaving more than adequate area to meet the County’s site design requirements. In order to meet the requirements of El Paso County, as well as provide an operationally functional site layout, Galloway is requesting the vacation and replat of Lots 3 and 4 of the Meridian Crossing Subdivision.

5. Existing and proposed facilities, structures, roads, etc.

The site is currently bounded by the completed Meridian and Old Meridian Roads. There is also an existing internal road bounding the site along the northeast and southeast edges of the site.

Water service is provided by Falcon Highlands Metropolitan, via the existing 12” main lines in Old Meridian Rd and private road southeast of site. Galloway has engaged in discussion with Falcon Highlands Metropolitan regarding water availability, and Falcon Highlands Metropolitan, satisfied with the proposed water usage of the Les Schwab, has provided a Will Serve letter for the site. Sanitary Sewer service is provided by Woodmen Hills Metro District, via the existing 6” main line abutting the site. Electric service is provided by Mountain View Electric Association, via the existing infrastructure abutting the site. Gas service is provided by Colorado Springs Utilities, via the existing main line abutting the site.

Currently, the site is a vacant lot neighbored by a McDonald’s to the east, and Falcon Liquor Outlet to the southeast. The subdivision has been graded and developed with the anticipation of commercial development at the proposed location.

6. Waivers Requests: No waivers are being requested with this site plan.

Adjacent Owner
Les Schwab Tire Center – Falcon, CO
March 28, 2018

7. Vicinity Map: See below.



Sincerely,
Galloway & Company, Inc.

Aaron McLean
Site Development Manager
AaronMcLean@GallowayUS.com

April 9, 2018

Nina Ruiz
Project Manager / Planner II
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Galloway - Revised per AL
18-008 comments. Thank
you.

Please see comments in LOI for
AL 18-008, please make
necessary corrections here as
well.

**Re: Letter of Intent – Special Use, Site Development Plan and Minor Vacation
Les Schwab Tire Center – Falcon, CO, El Paso County
Lots 3 & 4 Meridian Crossing Filing No. 1**

Letter of Intent

Owner:

Park Place Enterprises, LLC
Attn: Wayne C. Harris, Managing
Member
15 Miranda Rd
Colorado Springs, CO
80906
(719) 266-9300
Clol@Clol.com

Consultant:

Aaron McLean
Site Development Manager
Galloway & Company, Inc.
6162 S Willow Drive, Suite 320
Greenwood Village, CO
80111
(303) 770-8884
AaronMcLean@GallowayUS.com

Applicant:

SFP-E, LLC
P.O. Box 5350
Bend, OR
97708
(541) 416-5515

Cc:
Katie Souder
Due Diligence Coordinator
KatieSouder@GallowayUS.com

Site Information

Galloway is requesting a Special Use, Site Development Plan and a Minor Vacation if Interior Lot Line review on behalf of SFP-E, LLC with intent to construct a new, eight-bay linear, 12,813sf, Les Schwab Tire Center facility in the Falcon community of unincorporated El Paso County. The subject property is located within the Meridian Crossing subdivision near the southeast corner of Meridian Road and Old Meridian Road. Currently, the site is subdivided as two separate legal parcels (Parcel Numbers 5312106009 & 5312106010). As part of this application, a vacation and replat is proposed to combine the two separate parcels into one, 2.48 acre parcel.

The property is currently zoned CR (Commercial Regional), which allows by right the proposed Les Schwab Tire Center is classified as a "Vehicle Repair Garage," which is a use allowed by administrative special review.

Galloway - Revised.
Thank you.

→ Please add VR 18-004

Nina Ruiz

Les Schwab Tire Center – Falcon, CO

April 9, 2018

Property History

The proposed property has historically been vacant, and most recently platted as part of the Meridian Crossing subdivision in 2008. The proposed site consists of what is currently platted as two parcels, Lots 3 and 4 of the Meridian Crossing Subdivision.

Request and Justification – Special Use

Galloway is requesting a Special Use review for the proposed Les Schwab Tire Center as a “Vehicle Repair Garage” use within the Commercial Regional zone district. The Les Schwab Tire Center brand is primarily retail and service oriented, and focuses specifically on tire, brakes, and shocks. The store does not perform any body work, heavy vehicle, lube or engine services; rather strictly services tires, brakes, and shocks.

As part of LSTC business strategy, stores are located amongst neighborhood commercial centers where customers would typically engage in their daily trading while having their vehicle serviced at Les Schwab. The proposed LSTC is a compatible use within the existing neighborhood commercial center and fits within the intent of the Commercial Regional zone district, as a light vehicle service provider, and retail tire center.

Land Development Code Review Criteria (Compliance with LDC 5.2.2 C.)

- Compliance with Falcon/Peyton Small Area Master Plan:
 - Proposed site is located within a “Proposed Urban Density Development” area inside a “Potential node and corridor of activity” per the Future Land Use Plan Chapter of the Falcon/Peyton Small Area Master Plan.
 - Les Schwab Tire Center as a proposed use assists in providing a balance of land uses in the Falcon area as the surrounding retail center includes a variety of existing, non-automotive uses. The proposed Les Schwab Tire Center is also a full-service provider to large vehicles, including tractors and large trucks, a necessary service to help preserve the core rural character of the area.
 - Les Schwab Tire Centers are heavily involved in the communities they join, and work to incorporate each store into the community identity.
- Proposed improvements are harmonious with neighborhood in which they are proposed, as the Meridian Crossings Subdivision is zoned and platted for commercial uses. Les Schwab Tire Center strives to choose locations which encourage customers to engage in their daily trading while having their vehicle serviced.
- Proposed improvements include adequate private facilities and connections to public facilities to avoid overburdening or exceeding capacity of public facilities. Master drainage and traffic reports have been reviewed and considered in the design of this Site Development Plan.
 - Galloway has also engaged with Falcon Highlands Water District as well as Woodmen Hills Metro District to ensure the proposed use does not exceed the capacity of the existing facilities. Please see will serve letters from all public utility providers included with this submittal.
- Proposed improvements will not create unmitigated traffic congestion, but will, in fact, reduce the traffic flow anticipated in the original traffic report for the Meridian Crossing initial traffic report.
 - Please see Meridian Crossing Les Schwab Tire Center Transportation Memorandum LSC #184190 included with this submittal. Les Schwab Tire Center also provides “on site”

Nina Ruiz

Les Schwab Tire Center – Falcon, CO

April 9, 2018

services, meaning that for certain large vehicles, staff members will visit the customer at their property to service their vehicles.

- Proposed improvements will comply with all applicable, local, state, and federal laws regarding air, water, light, and noise pollution.
- Proposed improvements will not be detrimental to public health and safety, as all work is performed within the provided service bays, no vehicles are left on site overnight, and adequate screening is provided within the proposed site plan.
- Proposed improvements will conform to all County rules, regulations and ordinances. Galloway has attended an early assistance meeting with the County and coordinated closely with staff to ensure requirements are met within the proposed Site Development Plan.

Request and Justification – Minor Vacation of Interior Lot Line

Galloway is requesting a Minor Vacation process on behalf of SFP-E, LLC to remove the common lot line between Lots 3 (Parcel 5312106009) and 4 (Parcel 5312106010) of the Meridian Crossing Subdivision. The proposed Les Schwab Tire Center has a footprint of approximately 12,813sf, and would not, feasibly fit on either individual parcel as currently platted. Lot 3 is currently 55,282sf in size, and Lot 4 is 52,904sf in size – the Les Schwab Tire Center building would cover 23% and 24% respectively of these existing lots, leaving insufficient remaining square footage to meet landscaping, parking, and additional El Paso County zoning requirements.

As a combined lot, the proposed Les Schwab Tire Center covers only 11.8% of the lot, leaving more than adequate area to meet the County's site design requirements. In order to meet the requirements of El Paso County, as well as provide an operationally functional site layout, Galloway is requesting the vacation and replat of Lots 3 and 4 of the Meridian Crossing Subdivision.

Land Development Code Review Criteria (Compliance with LDC 7.2.3 A.c.)

- The lot line proposed to be removed, was initially in place to allow for two, smaller retailers and/or fast food providers to develop on the corner of Meridian and Old Meridian. As the proposed Les Schwab Tire Center footprint is larger than a typical fast food restaurant, the additional lot line splitting the corner parcel is no longer necessary as originally platted.
- Attached is the proposed Meridian Crossing Filing No. 2 replat, renaming the parcel as Lot 1 under Filing No. 2.
- The proposed Les Schwab Tire Center use is consistent with the originally proposed commercial developments within the originally platted Meridian Crossings Filing No. 1, therefore no adverse effect to the public health, safety, and welfare of the community is anticipated.
- Coordination with the property owner and all CC&R requirements has been taken into consideration with the proposed design submitted via this SDP.

Existing and Proposed Facilities, Structures, Roads, Utilities, Etc.

The site is currently bounded by the completed Meridian and Old Meridian Roads. There is also an existing internal road bounding the site along the northeast and southeast edges of the site.

Water service is provided by Falcon Highlands Metropolitan, via the existing 12" main lines in Old Meridian Rd and private road southeast of site. Galloway has engaged in discussion with Falcon

Nina Ruiz

Les Schwab Tire Center – Falcon, CO

April 9, 2018

Highlands Metropolitan regarding water availability, and Falcon Highlands Metropolitan, satisfied with the proposed water usage of the Les Schwab, has provided a Will Serve letter for the site.

Sanitary Sewer service is provided by Woodmen Hills Metro District, via the existing 6" main line abutting the site. Electric service is provided by Mountain View Electric Association, via the existing infrastructure abutting the site. Gas service is provided by Colorado Springs Utilities, via the existing main line abutting the site.

Currently, the site is a vacant lot neighbored by a McDonald's to the east, and Falcon Liquor Outlet to the southeast. The subdivision has been graded and developed with the anticipation of commercial development at the proposed location.

Sincerely,

Galloway & Company, Inc.

Aaron McLean

Site Development Manager

AaronMcLean@GallowayUS.com