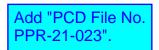March 25, 2021

Cushing Terrell.

Add "PCD File No. PPR-21-023".

RE: Letter of Intent for 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

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

Owner differs from ownership in assessor records

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 will be 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,

Please address road impact fees for this application.

Please revise letter to include summarized information regarding lighting plan, landscape plan, parking, etc.

Zack Graham, PE
Civil Engineer
cc: