



**RE: Letter of Intent for Les Schwab Tire Center  
Special Use Permit Application  
PCD File No. PPR-21-023**

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

Unresolved

**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 use primarily for changing tires, rims, conducting alignments, brake service, oil Changes, and other minor miscellaneous part replacements.

This special use will fit with the existing character of the neighborhood and may even provide a boost of foot traffic to the adjacent McDonalds and liquor store as customers shop while their car is serviced. There are no surrounding uses that are anticipated to suffer a negative consequence due to the construction of this tire center. The site will provide no detriment to the current or future residents of El Paso County and will provide a useful service in the existing shopping / service-based neighborhood.

The Tire center is also not expected to overburden existing public facilities as a preconstructed site access and series of private roads have already been constructed to serve this development and the surrounding pad sites. These private roads will also contain the increased traffic due to the new business and provide adequate access. A traffic estimate has been attached to this LOI and the developer is aware a road impact fee may be required for this development at time of building permit.

In the design of this facility all local, state, and federal laws regarding air, water, light, or noise pollution will be followed. This site conforms to all other applicable county rules, regulations, and ordinances.

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

The existing lot is undeveloped and bound to the north by N Meridian Road, the west by Rolling Thunder Way. **Unresolved: Please address findings from other reports on file, provide summary of water/wastewater service, utilities, etc.** has been provided for the existing development.

Proposed structure: building with showroom, office, restrooms, employee vehicles and storing tires.  
Proposed exterior: paved parking lot, trash enclosure, and a bull pen. **This LOI is written for the Special Use application. Please revise to address the specific requirements for a Site Development Plan.** This Development also includes the installation of new lights which the photometric analysis designed per El Paso County guidance can be seen on the E100 sheet. These lights consist of both building mounted and free-standing lights chosen to match the surrounding development. The development will also include required landscaping and new trees per El Paso Municipal code and for which a series of landscape plans have been created.

**Waiver Requests**

No Waiver Requests proposed.

Sincerely,

**Unresolved. Please address road impact fees for this application. Road impact fees are due for new land use actions and construction of structures. Please add a sentence or two that confirms applicant understands road impact fees will be due.**

**Zack Graham, PE**  
Civil Engineer

## Trip Generation Summary

Alternative: Bays  
 Phase:  
 Project: Les Schwab

Open Date: 7/20/2021  
 Analysis Date: 7/20/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
848	STORETIRE 1 8 Service Bays						11	6	17		12	16	28
Unadjusted Volume			0	0	0		11	6	17		12	16	28
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		4	4	8
Volume Added to Adjacent Streets			0	0	0		11	6	17		8	12	20

Total Weekday Average Daily Trips Internal Capture = 0 Percent  
 Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent  
 Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.