



Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719 260-0887

Drexel, Barrell & Co.

February 2, 2026

City of Colorado Springs – Land Use Review
Attn: Kerri Schott, Planner II/Hillside Overlay Reviewer
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
719-385-5602

**RE: Comment Response (Neighbor Comment)
Conditional Use Permit Application (CUDP-25-0012)
Tire Shop – 1790 S. Academy Boulevard
Lot 1, Chelton Square Filing No. 1
(Parcel/Tax Schedule # 64271-11-070)**

Ms. Schott,

On behalf of Carefree Car Wash, LLC, please accept this Comment Response as part of Drexel Barrell & Co's resubmittal to City of Colorado Springs regarding the aforementioned project.

Neighbor Comment

I am against approving the development projects concerning 1790 S Academy Blvd. & 1794 S Academy Blvd.

Record number CUDP-25-0012 & CUDP-25-0013, DERN-25-0048, & SUBD-25-0048. Reason being both Companies at these locations do not respect the right of way access to S. Academy from Delta Dr.

Using Delta Drive as a parking lot for towed in vehicles and doing automotive repairs on Delta Drive. Making access difficult.

Delta Drive needs to be accepted as a actual street in Colorado Springs before any planning changes.

Thank you,

Harold Rivera

R&T Associates

Quality Auto Performance Center

Response

Right-of-Way access to S. Academy Boulevard is not classified as a public Right-of-Way/Delta Drive, rather, a private access drive for the benefit of the overall development (a portion of which is contained within the subject property lines). Colorado Springs Fire Department (CSPD) comments in response to the adjacent and associated auto sales proposal included fire lane designation requirements, which will prohibit all parking, including towed vehicle storage and automotive repair activity. Fire designation has been incorporated as part of the previous auto sales lot proposal and as per requirements held by the CSPD Fire Apparatus Access Road Markings (and the 2015 International Fire Code).

We trust you find our application and request for this Conditional Use Permit application on behalf of Carefree Car Wash, LLC acceptable. We look forward to working with the City in processing the application and submittal for the subject development

improvements. Please contact us if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.
President