

January 16, 2024



Allison Stocker  
Department of Planning & Community Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

Re: Les Schwab Tire Center, Conditional Use Land Use Statement (CUDP-23-0020)

Dear Ms. Stocker,

We are pleased to submit a Conditional Use Land Use Statement for a new Les Schwab Tire Center proposed at 7752 Barnes Road within the City of Colorado Springs. The development plan required by the City of Colorado Springs is currently under review. The development plan shall comply with all code requirements.

The proposed project includes construction of a new 9,709 sf commercial building and associated site improvements and meets the definition of Automobile and Light Vehicle Repair, Minor as defined in code. The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also service brakes, alignments, and oil changes. The proposed location will provide 10 – 18 new jobs with excellent benefits and growth opportunities. Les Schwab hires locally and has a “promote from within” culture. Les Schwab offers local customers convenient automotive services and a new option for retail tires. Les Schwab Tire Centers are open six days a week, 8am – 6pm, and closed on Sundays. The proposed retail tire and service center will also improve existing conditions for pedestrian and bike connectivity in the area.

Thank you for your time and please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Renee Young".

Renee Young, P.E.

Civil Engineer