



**Letter of Authorization from Property Owner**  
*(for Sign Permits and Site Plan Adjustment Applications)*

Date 04.17.2026

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Property Owner Project Authorization  
Project Address & Description: 12236 SLICEROO DR, PARKER, CO 80134  
eTRAKIT Number: SP23-054

I, George Bunting, hereby certify that I am the **legal owner of record of the land (not the business)** referenced in the project address above, and do hereby authorize the following person and company, to act as the owner's representative to process this application on behalf of the subject property: \_\_\_\_\_

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

*George Bunting*

\_\_\_\_\_  
Signature of Property Owner

**Print Name:** George Bunting  
**Address:** P.O. BOX 5350  
BEND, OR 97708

**Phone Number:** 541.416.5241

Parker, CO

# #SP23-054

**Project:** Les Schwab Tire Center – Parker, CO  
**Date:** 4.17.2026  
**Attention:** Cynthia Liston Thye, City of Parker CO

## Purpose of Change: Site Plan Adjustments

### C100 Site Plan Sheet

1. Attached is the current site plan, with updated bollards.
2. The Rain Bird is not on our property

### A2.1 Color Exterior Building Elevations

1. The Electrical panel has been approved to be painted and will. We verified the CORE, and will be painted EP-2

### E200 Detail Sheet

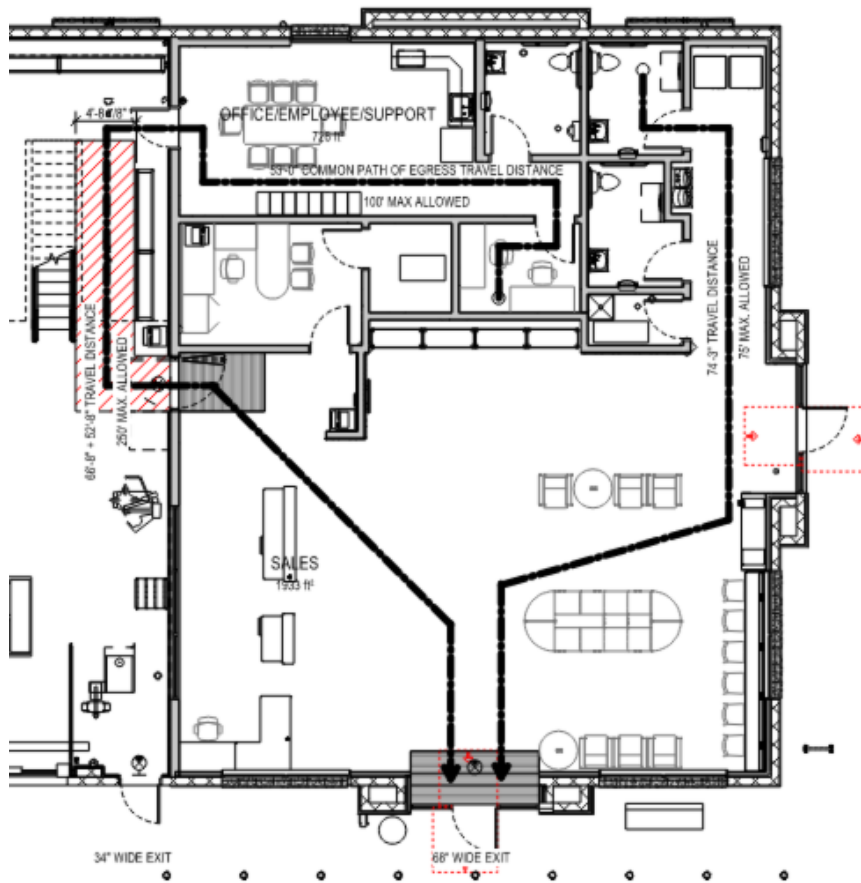
1. The initial site plan and cutsheet shows a double head. The cutsheet is for 1- 10 heads as shown below.

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length <sup>1</sup>	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

**NOTES:**  
 For arm selection requirements and additional line art, see Mounting Details section.

2. The wattage category on the entitlements photometric form has a 33/66 number in it for the S1 fixture. This means 33 watts per head for a total of 2 heads (66).
3. The South exterior is NOT considered a legal egress exit, therefore it does not require an exit light.

Parker, CO



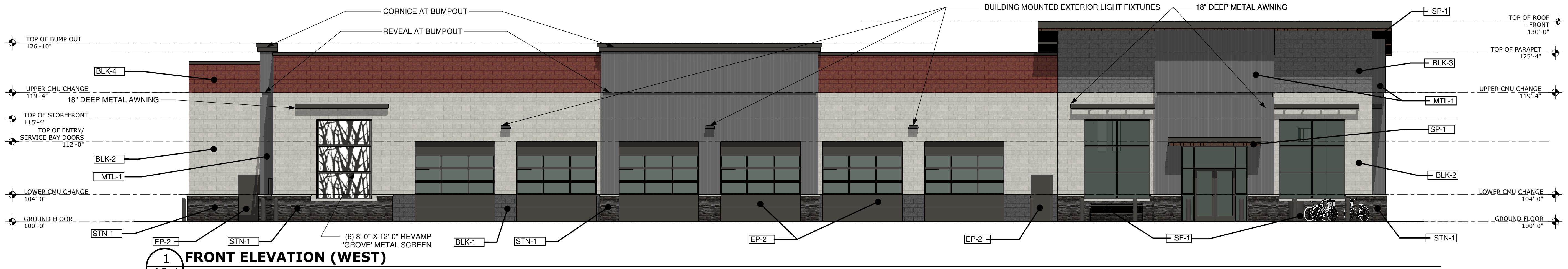
**ATTACHMENT:**

SHEET A2.1 COLOR EXTERIOR BUILDING ELEVATIONS

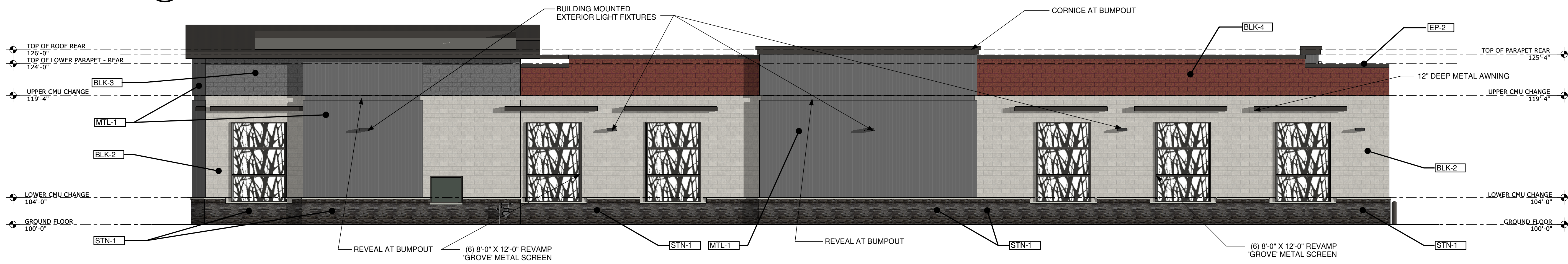
SHEET C100- SITE PLAN

Signed Application

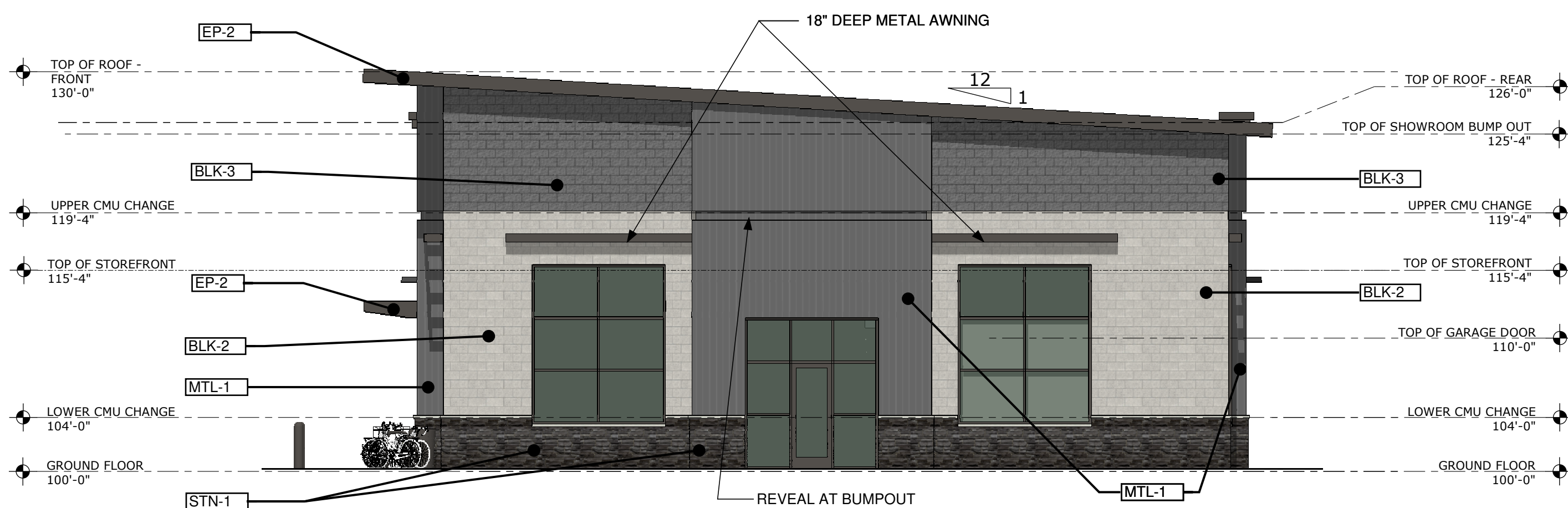
Thank you for your time



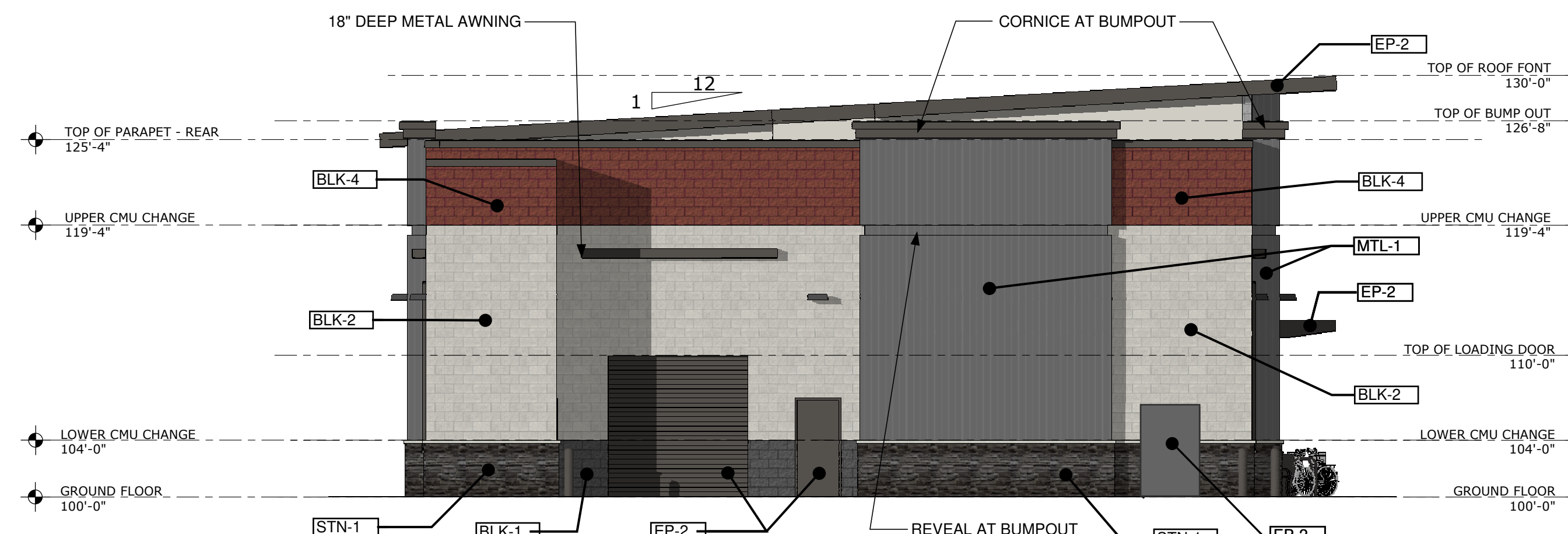
**1 FRONT ELEVATION (WEST)**  
A2.1 1/8" = 1'-0" GROUND FLOOR LEVEL TRANSPARENCY CALCULATION: 441 SF / 1,068 SF = 41%



**2 REAR ELEVATION (EAST)**  
A2.1 1/8" = 1'-0" ENHANCED ARCHITECTURE IN LIEU OF TRANSPARENCY REQUIREMENT TO INCLUDE DECORATIVE METAL PANELS, AWNING ELEMENTS, REVEAL AND DECORATIVE CORNICE AT BUMPOUTS



**3 SHOWROOM SIDE ELEVATION (SOUTH)**  
A2.1 1/8" = 1'-0" GROUND FLOOR LEVEL TRANSPARENCY CALCULATION: 153 SF / 352 SF = 43%



**4 LOADING SIDE ELEVATION (NORTH)**  
A2.1 1/8" = 1'-0" ENHANCED ARCHITECTURE IN LIEU OF TRANSPARENCY REQUIREMENT TO INCLUDE AWNING ELEMENTS, REVEAL AND DECORATIVE CORNICE AT BUMPOUTS

**ELEVATION GENERAL NOTES**

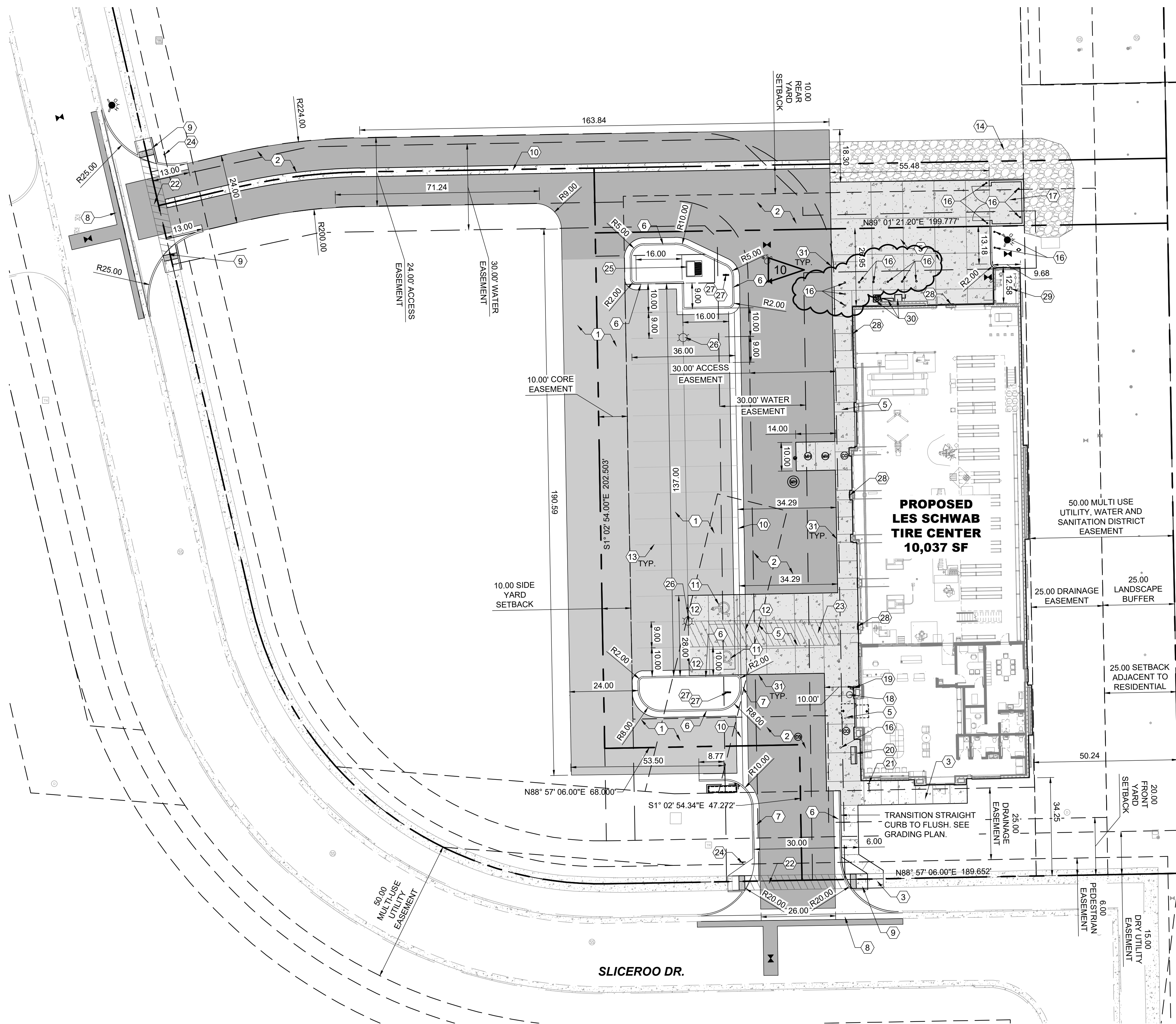
- A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
- D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
- E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
- F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
- G) EXPOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
- H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
- I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

**MATERIAL LEGEND:**

- BLK - 1** BASALITE CMU - SPLIT FACE, (#807 WR)
- BLK - 2** BASALITE CMU - GROUND FACE, (#720 WR)
- BLK - 3** BASALITE CMU - SPLIT FACE, (#803 WR)
- BLK - 4** BASALITE CMU - SPLIT FACE, (#869 WR)
- SP-1** SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
- SF-1** SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
- EP-2** EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
- STN-1** CULTURED STONE VENEER - (GUNNISON)
- MTL-1** PAC-CLAD VERTICAL METAL SIDING - (GRAY)



LAND USE TABLE		
USE	SIZE SF / ACRES	PERCENTAGE
BUILDING	10,037 / 0.23	24%
PARKING	4,824 / 0.11	12%
DRIVE LANES	14,145 / 0.32	33%
SIDEWALKS	4,218 / 0.10	10%
OPEN SPACE / LANDSCAPING	8,917 / 0.20	21%
TOTAL	42,141 / .97	100%



**CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. NO VERTICAL CONSTRUCTION IS ALLOWED TO OCCUR UNTIL CURB AND GUTTER AND THE FIRST LIFTS OF ASPHALT ARE INSTALLED. A SITE INSPECTION WILL BE REQUIRED TO ENSURE THAT THIS REQUIREMENT IS MADE PRIOR TO THE ALLOWANCE OF VERTICAL CONSTRUCTION TO COMMENCE.
11. CURB AND GUTTER AND FIRST LIFT OF ASPHALT PAVING SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION.

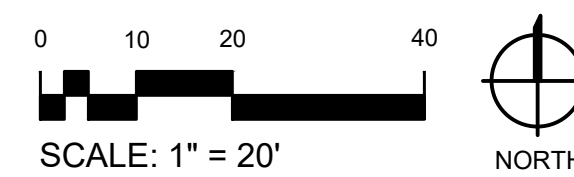
**PAVING NOTES**

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

**# KEYNOTES**

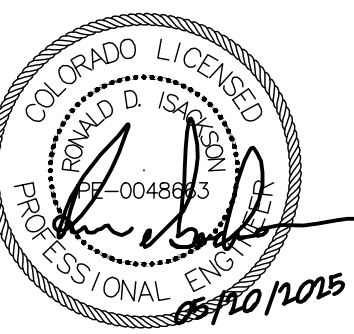
1. ASPHALT PAVEMENT - STANDARD DUTY. SEE DETAIL 1/C402
2. ASPHALT PAVEMENT - HEAVY DUTY. SEE DETAIL 2/C402
3. CONCRETE SIDEWALK. SEE DETAIL 1/C401
4. NOT USED.
5. CONCRETE PAVEMENT - HEAVY DUTY. SEE DETAIL 3&6/C402.
6. CURB & GUTTER (CATCH). SEE DETAIL 4/C400
7. CURB & GUTTER (SPILL). SEE DETAIL 4/C400
8. DRIVEWAY CUT. SEE DETAIL 1&3/C400
9. ADA RAMP. SEE DETAIL 2/C400
10. CONCRETE CROSS PAN. SEE DETAIL 1/C400
11. ADA STRIPING. SEE DETAIL 4/C402
12. ADA ACCESSIBLE PARKING SIGNAGE. SEE DETAIL 12/C402.
13. 4" WIDE WHITE PARKING STRIPING.
14. RIP RAP. SEE DETAIL 7/C402
15. NOT USED.
16. BOLLARDS (TYP. OF 17). SEE DETAIL 5/C402
17. CMU TRASH ENCLOSURE. SEE ARCH FOR DETAILS
18. TRASH RECEPTACLE. SEE DETAIL 10/C402.
19. KEYKEEPER WITH STAND. SEE DETAIL 11/C402.
20. BENCH. SEE DETAIL 9/C402
21. BIKE RACK. SEE DETAIL 8/C402
22. CROSSWALK STRIPING (TYP.)
23. PROVIDE TEXTURED CONCRETE PATTERN AT ADA CROSSING (TYP.)
24. STOP SIGN (RT-1) TYPICAL. PROVIDE STREET NAME IDENTIFIER ON TOP OF STOP SIGN.
25. TRANSFORMER PAD. SEE ELECTRICAL FOR DETAILS.
26. SITE LIGHTING. SEE ELECTRICAL FOR DETAILS.
27. NO PARKING - FIRE LANE SIGNS, TYPE 'C' & 'D'. SEE DETAIL 5/C401
28. NO PARKING - FIRE LANE SIGN, TYPE 'B'. SEE DETAIL 5/C401
29. FIRE RISER ROOM. SEE MEP AND ARCH PLANS FOR DETAIL
30. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAIL
31. ASPHALT/CONCRETE JOINTING. SEE DETAIL 7/C403.

1 SITE PLAN  
C100



12236 SLICEROO DR. PARKER, CO 80134  
6-BAY RH LINEAR STORE - PROTOTYPE Q1 2024

**LES SCHWAB TIRE CENTER - PARKER, CO**



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ISSUED FOR CONSTRUCTION

08/14/2025  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS  
8 09.19.2025 ASI 003  
10 10.31.2025 ASI 005

SITE PLAN SHEET

**C100**