



Rocket Skate LLC
976 W Dillon Rd
#200
Louisville, CO 80027

July 22, 2022

Scott Noble owner
303.908.8471

To: Eliana “Ellie” Hassan

Rocket Skate has operated in Louisville for the last three years serving the robust hockey community for more than 15 years in total. We signed a 5 year lease at 972 W Dillon RD, Unit A to commence August 1st. We’ve invested a considerable amount of capital in the lease and improvements to the property in order to better serve our customers.

In regard to the criteria for the Special Review Use for Rocket Skate LLC:

1. *The property upon which the proposed use is located is not contiguous to any residentially zoned property. Public right-of-way and private streets or alleys will not be considered when determining contiguity:*
Our proposed location, 976 W Dillon Rd—Unit A, is located in Parcel H with no residential adjacent properties
2. *New building construction associated with the proposed special review use, whether for a new building or an addition to or expansion of an existing building, does not exceed 200 square feet:*
There will be no new construction or expansion involved
3. *The proposed use is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood:*
Parcel H is almost entirely retail properties. We bring an unrivaled level of expertise to hockey services and repairs that draws people to the area from as far north as Wyoming and consistently draws customers from five different skating facilities. The synergy of having more retail increases shopper convenience bolsters the sales of fellow businesses

4. *That such use/development will lend economic stability, compatible with the character of the surrounding established areas:*

As mentioned above, multiple businesses will increase one another's economic stability. We will be much more a supplier than recipient of this as everyone needs to eat, but not everyone needs hockey equipment. We've always strive to be a good neighbor and will remain compatible with the character of the area

5. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of the residents, recreation, public access, safety and such factors including circulation, storm drainage facilities, solid waste, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience*

The proposed location is larger, has considerably more infrastructure than our current location. It will be more than sufficient to support the above concerns

6. *That the external effects of the proposal are controlled, considering compatibility of land use; safe and efficient movement of vehicles, bicycles, and pedestrians; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering and accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience:*

The location is well lit, has all traffic control signs in place, more than adequate parking, the cleanest dumpster area I've ever seen in my life. The safety and welfare of customers will not be adversely affected

7. *That the proposed use does not include limited wholesale sales as defined in section 17.08.262*

We do not sell any wholesale items as defined in section 17.08.262

Thank you for helping me out with this request. Your assistance is highly appreciated. Please feel free to call or email if you need more information.

Thank you,

Scott Noble

Owner

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