

**Commercial Development**  
**SEC Marksheffel Rd. & Constitution Ave.**  
**El Paso County, CO**

**LETTER OF INTENT**

**PROPERTY OWNERSHIP / DEVELOPMENT/ CONTACT INFORMATION**

Property Ownership:

Evergreen-Constitution & Marksheffel LLC  
2390 E Camelback Rd Ste 410  
Phoenix, AZ 85016-3479

Applicant:

QQ Colorado, L.L.C.  
Attn: Joseph Earnest  
492 West 1200 North  
Springville, UT 84663  
(801) 400-1944

**SITE LOCATION, SIZE AND CURRENT ZONING:**

The property is approximately 1.04 acres in size and is located at 2437 Marksheffel Road in unincorporated El Paso County, Colorado. The site is located on Lot 3 of Claremont Ranch Filing No. 9B and is vacant. The property is currently within the El Paso County Commercial Regional (CR) zone district, which allows for the proposed Quick Quack Car Wash.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES AND ROADS:**

This development is an automatic car wash facility with a concrete parking lot and drive aisles. Accompanying the car wash are vacuum stalls with canopies for customers to park under while vacuuming. There will be a wash bay building and several vacuum stations on site. All utility and roadway infrastructure that will service the site has been constructed with the master development. Access to the site will be provided by existing internal access drives that connect to Marksheffel Road and Constitution Avenue. Vehicles may enter the stacking lanes from the northeast access and exit from the southeast access. All proposed facilities with this Site Development Plan will be internal to Lot 3.

**PROPOSED AMENITIES TO BE INCLUDED IN THE DEVELOPMENT:**

Landscaping, sidewalks, special lighting, design theme etc. Amenities will include a parking lot for employees and guests and landscaping per local ordinances.

**REQUEST ALTERNATIVE LANDSCAPING DESIGN:**

Due to easements (REC NO. 205059821 / 210009346) that allow only low-height or low profile landscaping it is requested that an alternative landscaping design be approved. Each tree (8 trees) in the ROW shall be replaced with 10 shrubs or low profile bushes. There are existing trees in the ROW so it is proposed that there be grass in the ROW and the shrubs or low profile bushes (replacing the 8 trees) be placed between the parking lot and the sidewalk.

Thank you for the opportunity to submit this application. We look forward to working with El Paso County Colorado on this development.

Larvin Pollock  
Elevate Engineering  
[larvin@elevateng.com](mailto:larvin@elevateng.com)  
(801) 718-5993

