

# Bowman

February 9, 2021

El Paso County Planning and Community Development  
Attn: Ryan Howser  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Re: Super Star Car Wash – Falcon Marketplace Lot 10, SDP Submittal**

Please find attached our submittal of Site Development Plan for the Super Star Carwash site.

Name of Proposed Project: Super Star Car Wash – Falcon Marketplace Lot 10  
Street Address: NW Intersection of Woodman Road and Meridian Road **Revise to or add 7525 FALCON MARKET PL**  
Legal Description: Lot 10, Falcon Marketplace, according to the plat as recorded December 23, 2019 at the reception No. 219714441, County of El Paso, State of Colorado

Owner: Evergreen  
Contact: Karen Levitt Ortiz  
2390 East Camelback Road, Suite 410, Phoenix, AZ 85016  
602-808-8600  
klevittortiz@evgre.com

Applicant: SS Enterprise Holding, LLC  
Contact: Tim Varley  
1830 N 95<sup>th</sup> Ave, Suite 106  
801-651-1748  
tvarley@sscwarz.com

Architect: Cawley Architects  
Contact: Paul Devers  
730 North 52<sup>nd</sup> Street, Suite 203, Phoenix, AZ 85008  
602-393-5060  
pauld@cawleyarchitects.com

MEP: Mechanical Design Inc.  
Contact: Joe Hall  
7227 North 16<sup>th</sup> Street

602-943-6608  
joe@mechdesigns.com

Civil Engineer and Surveyor: Bowman Consulting  
Contact: Thomas Pannell, P.E.  
1526 Cole Blvd #100, Lakewood, CO 80401  
(303) 801-2900  
tpannell@bowmanconsulting.com

Project Description:

The proposed project is developing Lot 10 of Falcon Marketplace, the development will consist of a new tunnel car wash and accompanying features. The building will be a single car wash bay as well as necessary equipment and equipment rooms, and office and a bathroom. The site will include a new concrete parking lot with 6" concrete curb and gutter that will tie into the existing curb cut as well as new interior landscaping.

Site Information:

Zone District	Commercial Regional
Building Height Limit	45'

Property Setbacks

Front	50'-0"
Side	25"
Rear	25"

Parking

- 1 space required + 40' of stacking behind each bay
- 32 spaces provided

Site Coverage

- |                              |                          |
|------------------------------|--------------------------|
| ○ Total Site Area:           | 70,477 sf (~1.618 acres) |
| ○ New Building Footprint:    | 5,255 sf                 |
| ○ New Concrete Sidewalk:     | 1,723 sf                 |
| ○ Existing Concrete Sidewalk | 1,357 sf                 |
| ○ New Concrete Parking:      | 24,434 sf                |
| ○ New Concrete Curb          | 969 sf                   |
| ○ Total Coverage:            | 33,738 sf                |
| ○ Percent Coverage:          | ~47.9%                   |

Building Height	30'
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Exterior Materials	mix of metal paneling, metal framing, colored cmu, wood siding and clear glaze
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We believe that this submission meets your requirements. Please let us know if any additional information is needed.

Sincerely,

**Bowman Consulting Group, Ltd.**

Thomas Pannell, P.E.

Engineer/Project Manager

# Letter of Intent\_V1.pdf Markup Summary

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Sophie Kiepe (2)

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NW

**Subject:** Stormwater Drainage  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 4/7/2021 2:59:57 PM  
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NW

site.

Revise to or add 7525  
FALCON MARKET PL  
recorded December  
El Paso, State of

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**Subject:** Stormwater Drainage  
**Page Label:** 1  
**Author:** Sophie Kiepe  
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Revise to or add 7525 FALCON MARKET PL