

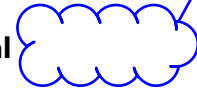
Bowman

November 3, 2021

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

Add PCD File # PPR
21-008

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: 7525 Falcon Market Pl, Falcon, CO 80831
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

Tax ID: 5301403006

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 95th Ave, Suite 106
801-651-1748
tvarley@sscwarz.com

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

MEP: Mechanical Design Inc.

Contact: Joe Hall
7227 North 16th 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'

Exterior Materials

mix of metal paneling, metal framing, colored cmu,
wood siding and clear glaze

We believe that this submission meets your requirements. Please let us know if any additional information is needed.

Sincerely,

Address escrow contribution
requirements (Section 2b of the SIA) in
the letter of intent

Bowman Consulting Group, Ltd.

Thomas Pannell, P.E.

Sr. Project Manager

WOODMEN HILLS
A RECREATIONAL LIFESTYLE COMMUNITY 

October 27, 2021

SSCE Falcon, LLC
Property at 7525 Falcon Market Place
Peyton, CO 80831

**Re: Super Star Car Wash
7525 Falcon Market Place
Peyton, CO 80831**

To whom it may concern,

The above-named facility is a commercial building proposed on an existing, platted lot within the Woodmen Hills Metropolitan District (WHMD, the District) service boundary. The District is both the water and wastewater provider for this facility.

Calculations were performed based on plumbing fixtures, car wash equipment, and potential irrigation for this facility, and it was found to require a 2-inch water meter, which is equivalent to eight (8) single-family equivalents (SFEs).

The District has the available water supply and wastewater treatment capacity to serve the proposed facility and can provide service upon payment of all applicable District fees.

If you have any questions, please do not hesitate to call.

Sincerely,
Woodmen Hills Metropolitan District



JD Shivvers, Water Enterprise Director

Cc: Ryan M. Mangino, JDS-Hydro, a Division of RESPEC



Colorado Springs Utilities
Utility Development Services
1521 South Hancock Expressway, Mail Code 1812
Colorado Springs, Co 80903
Main #719-668-8259

October 7, 2021

Reza Amirrezvani
Super Star Car Wash
1830 N. 95th Ave., #106
Phoenix, AZ 85037

RE: Availability of utility service to property located outside the limits of Colorado Springs City as follows:

Parcels of land with Tax Schedule No. 5301403006, located in Section 01, Township 13 South, Range 65 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Reza Amirrezvani,

The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' gas service territory, and as such, can be provided with gas services by Colorado Springs Utilities. These services are presently available to meet the demands anticipated because of the proposed development, subject to the conditions presented in this letter.

Connections to the Utilities' system are contingent upon the customer meeting all the requirements of the Utilities' tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.

Although Colorado Springs Utilities diligently seeks to expand facilities as necessary to meet anticipated load growth, Colorado Springs Utilities' services are provided to eligible customers at the time of connection to the distribution system on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our services and system capacities are limited. Accordingly, no specific allocations or amounts of Colorado Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times.

If you have any questions or concerns, please contact me at bmludiker@csu.org.

Sincerely,

Blanche M Ludiker
Engineering Support Specialist
Colorado Springs Utilities
Development Services



October 12, 2021

Reza Amirrezvani
Super Star Car Wash
reza@sscwaz.com
1830 N. 95th Ave., #106
Phoenix, AZ 85037

SUBJECT: Commitment Letter - Subdivision
Mountain View Electric Association, Inc. (the Association)

To Reza Amirrezvani:

Mountain View Electric Association, Inc. (the Association) has these comments about the following:

Project Name: Super Star Car Wash – Lot 10, Falcon Marketplace
Description: A proposed development off E. Woodmen Rd. and Meridian Rd. in Township 13, Range 65, Section 01.

This area is within Mountain View Electric Association, Inc. certificated area. The Association currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under the Association's Line Extension Policy can be obtained by contacting the Association's Engineering Department.

The Association has existing facilities within this parcel of land. Any removal, damage or relocation of facilities will be at the expense of the applicant, and a review of easements will be required.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry
Engineering Coordinator II

This Association is an equal opportunity provider and employer.

