



January 27, 2022

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

**Re: Super Star Car Wash – Falcon Marketplace Lot 10, SDP Submittal: PPR 21-008**

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 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

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

Site Coverage

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

Building Height	30'
Exterior Materials	mix of metal paneling, metal framing, colored cmu, wood siding and clear glaze

Escrow Contribution:

Developer has deposited, or at time of site development plan approval, shall deposit, with the El Paso County Treasurer Three Thousand Seven Hundred Seventy Two dollars (\$3,772.00) as its fair, equitable and proportionate contributions toward the cost of the design and construction of the traffic signals and any necessary related improvements at the intersections of Woodmen Road and Meridian Road and Woodmen Road and Golden Sage Road and the off-site traffic signal and any

necessary related improvements at the intersection of N Frontage Road and Golden Sage Road (the "FALCON MARKETPLACE OFF-SITE Funds").

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.

Sr. Project Manager