

March 1st, 2023

El Paso County Planning Department
2800 International Circle, Suite 110
Colorado Springs, CO 80910

Current Land Owner

DTV MeadowBrook LLC
106 S Kyrene TD #2 ; Chandler AZ, 85226
Contact: Brian Zurek
Phone:480-313-2724
Email bzurek@firstcupaz.com

Applicant

Super Star Carwash
1830 N 95th Ave, Suite 106 ; Phoenix, AZ, 85037
Contact: Tim Varley and/or Alyssa Young
Phone: 801-651-1748 ; 951-447-5851
Email tvarley@sscwarz.com ; ayoung@sscwarz.com

Re: Super Star Carwash – Letter of Intent (Parcel Number 5405412007)

We are submitting this site plan application for review for a proposed Super Star Carwash located at the southwest corner of Marksheffel Road and Meadowbrook Parkway . The project has been designed to meet the El Paso County development standards and no alternative waivers are requested at this time. This site is currently being re-platted, and easements and surrounding improvements are granted as part of those approvals. It is not anticipated that additional easements will be required at this time. The property is currently zoned CS which the carwash is an approved use. The overall Owner (DTV Meadowbrook LLC) is currently platting the property and proposing the adjacent roadway and utilities that this site will be connected to. Those approvals are separate from this carwash site plan submission. The overall development has an approved traffic study and this submission has provided a traffic compliance letter. The proposed traffic for the carwash is within the thresholds of the overall master traffic study.

The project is intended to start being constructed as early as the approvals can be obtained. The construction will take 4-5 months to completion. The site and building is currently planned to be owned by Super Star Carwash.

Thank you for your consideration and review of this development. Should you have any questions or need additional information, please feel free to contact me.

Thank you,



Scott Maier
262-522-4901
maiers@ayresassociate.com

Please depict the following:

A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.
A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.
A discussion regarding the provision of utilities.
A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.