



July 29, 2021

Ryan Howser

Ryanhowser@elpasoco.com

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: SDP Submittal – Panda Express Restaurant – Falcon Marketplace, Lot 8

Dear Mr. Howser,

On behalf of the prospective developer, CFT NV Developments, LLC and the operating tenant, Panda Express, Inc., please let this letter service as a formal request for Site Development Plan approval.

The site is located at 7545 Falcon Market Place (Lot 8), Falcon, CO 80831, currently undeveloped but part of the larger Falcon Marketplace Development. The site is 1.35 acres and zoned Commercial Regional, an appropriate classification for the proposed use. The site is intended to be developed as a 2,381 square foot fast-casual restaurant with drive-thru and dine-in service. The submittal also includes the parking, landscaping, lighting, and site development to accompany this use.

Architectural Consultant/Applicant:

H.C. Klover Architects

8813 Penrose Lane, Suite 400

Lenexa, KS 66219

913-649-8181

hcp permitting@klover.net

Attn: Abby Ehrler

Current Landowner:

Evergreen – Meridian & Woodmen, LLC

2390 E. Camelback Road, Suite 410

Phoenix, AZ 85106

602-808-8600

klevittortiz@evgre.com

Attn: Karen Levitt Ortiz

Future Landowner/Developer:

CFT NV Developments, LLC

1120 N. Town Center Drive, Suite 150

Las Vegas, NV 89144

626-799-9898

alex.phelps@pandarg.com

Attn: Alex Phelps



Operational Tenant:

Panda Express, Inc.
1683 Walnut Grove Avenue
Rosemead, CA 91770
626-799-9898
alex.phelps@pandarg.com
Attn: Alex Phelps

Engineer:

BHC Rhodes
7101 College Boulevard, Suite 400
Overland Park, KS 66210
913-663-1900
kurt.yoder@ibhc.com
Attn: Kurt Yoder

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Klover', written over a vertical line.

Henry Klover, Proprietor
H.C. Klover Architect

Attachments: Application, Drainage Letter, Elevations, Financial Assurance Forms, Floor Plan, Grading & Erosion Control Plan, Landscape Plan, Legal Description, Lighting Plan, Sign Plan, Title Commitment, Traffic Impact Study, Vicinity/Location Map, Water Quality Report, Storm Water Management Plan, Site Development Plan, Grading & Erosion Control Checklist, SWMP Checklist, PBMP Applicability Form

CC: Karen Levitt Ortiz, Alex Phelps, Kurt Yoder
Panda Express Project Number: S8-22-D8137
HCK Project Number: 20044.016