



DEEPWATER POINT COMPANY

TIMOTHY J. LEONARD
PRESIDENT

15 June 2021

Sophie Kiepe

sophiekiepe@elpasoco.com

El Paso County Planning and Community Development
2880 International Circle, Ste. 110
Colorado Springs, CO. 80910

Include the following information in the letter:

1. Tax parcel no.
2. Discussion indicating compliance with applicable requirements of the Land Development Code
3. Discussion regarding the provision of utilities.

RE: SDP Submittal Letter of Intent – Slim Chickens Restaurant
Falcon Marketplace, Lot 9

Dear Sophie,

Please find attached our submittal for the Site Development Plan approval:

Land Owner: Evergreen – Meridian & Woodmen, LLC
Attn: Karen Levitt Ortiz
2390 E. Camelback Rd, Ste. 410
Phoenix, AZ. 85106
602-808-8600
klevittortiz@evgre.com

Applicant: WRG Investors, LLC dba. Slim Chickens
Attn: Rick Stucy
425 Wilcox St., Ste. 210
Castle Rock, CO. 80104
303-378-1592
rick@trailstardev.com

Development Mgr: Deepwater Point Co
Attn: Tim Leonard
1153 Bergen Parkway, Ste. I-150
Evergreen, CO. 80439
303-674-7856
tim@deepwaterpoint.net

Engineer: Point Consulting, LLC
Attn: Jim Shipton, Mitch Shearer
8460 W. Ken Caryl Ave, Ste. 101
Littleton, CO 80128
720-258-6836
jshipton@pnt-llc.com, mshearer@pnt-llc.com

Location: 7535 Falcon Market Place (Lot 9), Falcon, CO 80831

Size: 1.55 ac land; 3,603 sf restaurant + 413 sf patio

Zoning: Commercial Regional

Project and Use: Slim Chickens restaurant; 3,603 sf with a 413 sf patio

Request: Site plan approval for Slim Chickens restaurant with drive-thru, parking, and landscape.

Existing Land Use: Vacant undeveloped land.

Proposed
Land Use: Slim Chickens restaurant with drive-thru, parking, and landscape within the Falcon Marketplace shopping center.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'TJL', is written over a light gray rectangular background.

Timothy J. Leonard
President