



816 Camaron Street, Suite 110 | San Antonio, Texas 78212
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From: LIQUE Engineers, LLC

Date: May 8, 2024

To: Lorianne Thennes – Planning Case Manager
15151 E Alameda Pkwy
Aurora, CO 80012

City Case Number: #1783984
Internal Project Number: 176-01-04

Re: Letter of Introduction – Bubble Bath Car Wash – Station 60 Filing No. 2, Lot 4.

Project Description:

The development site is a 1.6946-acre lot legally described as Lot 4 Station 60 Filing No. 2, Block 1, at the southeast quarter of section 32, township 3 south. The site is on the northern side of E. Colfax Ave, between Norfolk St and Airport Blvd. and is currently zoned MU-C (Mixed-Use Corridor) and is part of the Station 60 Master Planned Community. A CUP application is required for the proposed use. All requirements outlined in Section 146-5.4.3.A have been met and are explained in the narrative below.

The development site will have commercial use as an automated car wash. The car wash is anticipated to be 4,302 square feet with a FAR of .0583 \approx 5.83%. The ITE Code for an automated car wash is 948 and with the square feet needed will produce 62 total PM trips. The property will be entered from either the private driveway or the neighboring property. The entrance to the car wash will be a one lane queue with three separate pay terminals to keep traffic flowing. Before the wash tunnel, there is a bailout lane that leads to the private driveway. After leaving the wash tunnel, cars can either exit left to the vacuum parking area or exit right to leave the property. The proposed automated car wash will be run by 3-4 employees at a time and will typically be open from 8:00AM to 8:00PM. The development site will contain free vacuum enclosures, queuing lanes, multiple entry points for pedestrians, pay terminals, two bicycle rack locations, and a tower with signage.

The proposed commercial development will require a CUP application. The proposed site is in compliance with applicable standards set forth by the City of Aurora's UDO and Station 60 Master Plan. Compliance is met by abiding by and conforming to setback, parking, and access requirements as well as building façade, building placement, materials, and height.

The proposed Bubble Bath Car Wash is being developed by Evergreen Devco, Inc. The consultants for this development will include civil engineering, architectural, mechanical engineering, electrical engineering, plumbing and landscape. Contact information for the property owner/developer and project consultants will be provided on the following page.



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OWNER/DEVELOPER

Evergreen Devco, Inc
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CIVIL ENGINEER

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ARCHITECT

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LANDSCAPE ARCHITECT

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