



LAND DEVELOPMENT  
CONSULTANTS, LLC

March 10, 2022

Remove and replace with PCD File # PPR-2230

El Paso County  
Planning and Community Development Department  
2880 International Circle  
Colorado Springs, Colorado 80910

Re: Letter of Intent – Site Development Plan  
Circle K – Hwy 24 & Meridian, Falcon, Colorado  
EA #2113

Provide email address for owner/applicant

To Whom it May Concern:

OWNER/APPLICANT NAME: CST Metro LLC, D.B.A. Circle K Stores Inc.  
5500 South Quebec Street, Suite 100  
Greenwood Village, Colorado 80111  
720-341-7015

Provide email address for consultant

CONSULTANT: Land Development Consultants  
950 South Cherry Street, Suite 512  
Denver, Colorado 80246  
303-717-3305

Please verify property address per comment on Application form.

PROPERTY ADDRESS: 111769 East US Highway 24  
Falcon, Colorado 80831

PROPERTY TAX SCHEDULE: 5312402016, 5312402015, 5312404003, 5312405005, 5312405003,  
5312403003, 5312403004

CURRENT ZONING:

C-2

Provide current and proposed

PROPOSED REQUEST:

Circle K is proposing to raze and rebuild an existing Circle K convenience store. This proposal includes building a new 5,200 square foot convenience store with associated single stack 7 fuel dispenser canopy.

And carwash?

This request is made with the intention of the project being in compliance with all applicable federal, state, and local codes, laws, and ordinances and all ADA applicable standards requirements.

Add EPC LDC & Master Plan

Provide a discussion regarding how the project meets the goals of the El Paso County Master Plan

PROPOSED USE: The proposed Circle K will be in compliance with all applicable commercial zoning requirements for retail sales and service establishments. Convenience stores are allowed under the CC zoning.

PROVISION OF UTILITIES: Circle K has been included into the Woodmen Hills Metropolitan District for water and wastewater and sewer. Mountain View Electric Association is the power provider.

TRAFFIC GENERATION: A separate traffic study has been done and is provided with this submittal.

REQUESTED ALTERNATIVES: None are requested.

Provide a detailed discussion regarding criteria of all applications as it pertains to this project.

Land Development Consultants and Circle K is looking forward to working with El Paso County on this project. Please advise if additional information is needed.

Thank you.

LAND DEVELOPMENT CONSULTANTS



Sofia Hernandez  
Project Manager

# Letter of Intent\_V2 redlines.pdf Markup Summary

#008000 (9)



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**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 10/25/2022 4:08:03 PM  
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Provide email address for owner/applciant



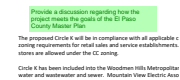
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Provide email address for consultant



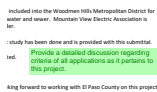
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Please verify property address per comment on Application form.



**Subject:** Text Box  
**Page Label:** 2  
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**Date:** 10/26/2022 5:06:59 PM  
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Provide a discussion regarding how the project meets the goals of the El Paso County Master Plan



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**Page Label:** 2  
**Author:** Linda.Nguyen  
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Provide a detailed discussion regarding criteria of all applications as it pertains to this project.



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Remove and replace with PCD File # PPR-2230

Falcon, Colorado 80831  
5312402016, 5312402015, 5312404003, 53124  
5312402015, 5312402014  
C-2  
Circle K is proposing to raise and rebuild an exit  
This proposal includes building a new 5,200 sq-ft  
associated single stack 7 fuel dispenser canopy.  
This request is made with the intention of the r

**Subject:** Callout  
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Provide current and proposed

ject being in compliance with  
and ordinances and all  
Add EPC LDC &  
Master Plan  
717 3365

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Add EPC LDC & Master Plan

FALCON, COLORADO 80831  
PROPERTY FOR SUBMITAL: 5312402016, 5312402015, 5312404003, 5312402015, 5312402014  
COMMENTS: C-2  
PROPOSED REQUEST: Circle K is proposing to raise and rebuild a  
new associated single stack building area of 5,200 sq-ft  
associated single stack 7 fuel dispenser canopy.  
This request is made with the intention of  
all applicable codes, rules, and regulations  
with appropriate standards for requirements.  
City Council Meeting - Item 7.1 (10/31/2022)

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And carwash?