

Letter of Intent_V1.pdf Markup Summary

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EDARP Submission lists four parcel numbers: 5312402015, 5312402016, 5312403003, 5312403004. The parcel numbers on your legal description do not match. Letter of intent lists seven different parcel numbers. Title commitment lists five parcel numbers. Please address discrepancy between all documents.



LAND DEVELOPMENT
CONSULTANTS, LLC

March 10, 2022

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

EDARP Submission lists four parcel numbers: 5312402015, 5312402016, 5312403003, 5312403004. The parcel numbers on your legal description do not match. Letter of intent lists seven different parcel numbers. Title commitment lists five parcel numbers. Please address discrepancy between all documents.

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

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

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

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

CURRENT ZONING: C-2

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.

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.

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.

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