

January 31, 2025

El Paso County Planning & Community
Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Letter of Intent

This letter is to inform El Paso County of intent of Chick-fil-A Inc to excavate a portion of the existing parking lot that resides on portion of the site at current address of 5885 Palmer Park Blvd. Colorado Springs, CO 80915-1611 and construct a Chick-fil-A quick server restaurant. Construction activity will include but is not limited to the construction of the main building, drive thru, parking lot, landscaping, and utilities needed to operate the restaurant. Chick-fil-A is leasing this land from the landlord in an “As-Is” state where the landlord is not responsible for any development to the site. The current site is 1.42 acres and consists of one undeveloped parcel of land. The proposed lot is zoned as CC (Commercial Community) where a drive thru is a permitted use, and the tax schedule is 5406304002.

Chick-fil-A will be utilizing the Municipal Code for El Paso County to design and construct the parking lot, building, utilities, landscaping and any other related items. There has been a Traffic Impact Study conducted to ensure the current infrastructure can support the needs that occur with the construction of the commercial building. Chick-fil-A will follow the guidelines of this study. Chick-fil-A will take into consideration the existing drainage patterns and match existing drainage paths and patterns to ensure little to no change is accomplished along the project life cycle. Chick-fil-A also recognizes the Grading and Sediment control measures will affect the environment and will place BMPs to ensure disruption to existing conditions is minimal. Chick-fil-A will tie in to existing utility mains, and networks according to the codes and regulations to ensure compliance and proper engineering is taking place.

The following contacts are representatives for Chick-fil-A. Respectively, they are the Civil Engineer of Record and the Representative of the Owner. If you have any questions, feel free to reach out through any means of contact below

Thank you,

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