

El Paso County
Letter of intent and Legal Description for 4815 Yucatan Drive
March 5, 2023
PCD File # PPR-22-017
Parcel # 6501205016

Owner:

FATEH LLC
4815 Yucatan Drive
Colorado Springs, CO 80911
1-720-579-3221

Planner/Designer/Applicant Representative

Bernie Kern
BBKern DESIGNS LLC
1253 N. Meade Ave
Colorado Springs, CO 80909
719-375-4956
Email: bbkerndesigns@gmail.com

Add Property Tax
Schedule # per SDP
LOI checklist.

Add discussion and
justification for Alt
Landscape Plan. Current
plan does not meet
landscaping
requirements outlined in
the Land Development
Code

Project Location/Description:

This is a 1.03 acre parcel with an existing merchandising market on the property, 4815 Yucatan Drive, Colorado Springs, Colorado, in El Paso County. The nearest major cross section is Milton E Proby Parkway and Hancock Express Way, located north of this project address.

The property is zoned CC CAD-O. The existing convenience market was built in 1981. The current owners purchased the vacant building in 2016 and purchased a building permit to update the building under the same use as a convenience store. In 2006 an existing food mart with gas stations were on the property. Eight fuel pumps were assumed in use during the operation of this previous business.

The owners propose to add gas station service to the convenience market. More specifically the owners want to add four fuel pump stations (total 8 service pumps). One of the fuel pump stations (2 service pumps) will be for Diesel fuel. The fuel pump stations are proposed to be designed on the property with full canopy covers.

Existing utilities include electric, gas, water and sewer. Provisions will be made to upgrade utilities as required for the new fuel pumps.

New site lighting, landscape, and development plans will be provided with this application, along with a traffic study and drainage report.

A new commercial driveway permit will be submitted.

All fuel pumps were removed
from the site between 2007
and 2009.

Legal Description:

4815 Yucatan Drive
Colorado Springs, CO 80911

LOT 1, CLEAR VIEW WEST FILING NO. 2 EL PASO COUNTY, COLORADO.