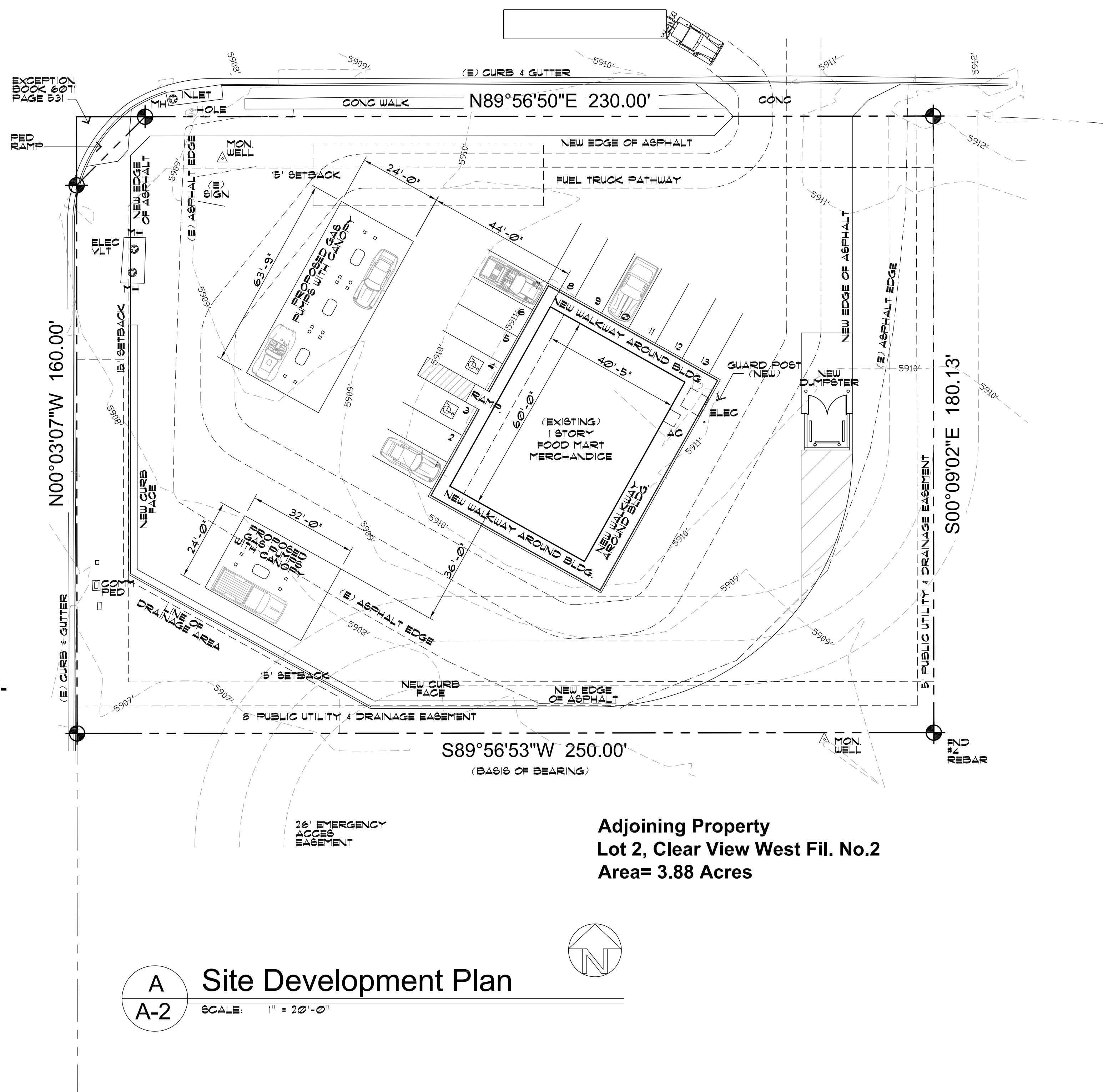


HANCOCK EXPY

Lot 1
Clear View West
Fil. No.2
Area= 44,800 SQ.FT. +/-

YUCATAN DRIVE



A Site Development Plan
A-2 SCALE: 1" = 20'-0"

Adjoining Property
Lot 2, Clear View West Fil. No.2
Area= 3.88 Acres



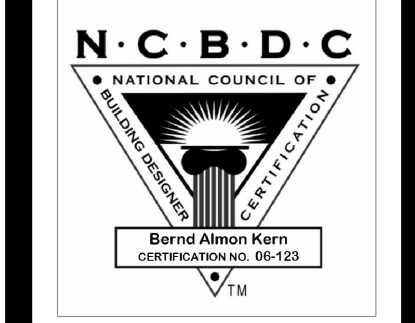
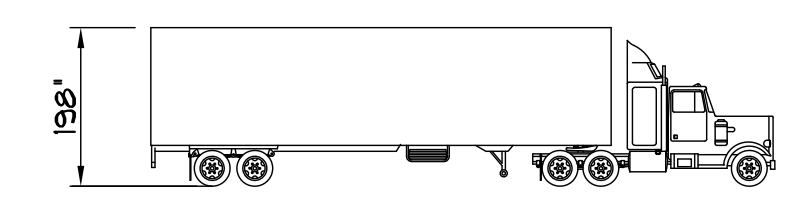
PROJECT:
CLEARVIEW MARKET AND GAS STATION
4815 YUCATAN DRIVE
COLORADO SPRINGS, CO 80911
EL PASO COUNTY

LAND DESCRIPTION:
TAX ID: 6501205016
1.03 ACRES
ZONE: CC CAD-O
LOT 1, CLEAR VIEW WEST FILING NO.2

OWNER AND APPLICANT
OWNER: FATEH LLC
4815 YUCATAN DRIVE
COLORADO SPRINGS, CO 80911
(720) 578-3321

APPLICANT: BERNIE KERN
BBKERN DESIGNS LLC
1253 N MEADE AVE
COLORADO SPRINGS, CO 80909
(719) 375-4956

PARKING
PARKING REQUIRED 1/100 OF BUILDING SQUARE FOOT.
BUILDING SQUARE FOOT = 24,330
9 PARKING SPACES REQUIRED
13 PARKING SPACES PROVIDED, TWO HANDICAP SPACES
ALL DISTURBED PAVED AREAS WILL BE RE-PAVED WITH ROAD BASE



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Designer: **BBKernDESIGNS LLC**
RESIDENTIAL BUILDING DESIGNER, AIBD
2018 AIBD Designer Of The Year
4815 Yucatan Drive
Colorado Springs, CO 80909-1081
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bbkerndesigns@gmail.com

Project: **Clearview Market Gas Station**
4815 Yucatan Drive
Colorado Springs, CO 80911

Contractor:
Revisions:

Plan Number: R-20210601
Sheet Title: DEVELOPMENT
Date: 12.27.2021
Sheet No: **A-2**
Of 8 Sheets