

El Paso County  
Letter of intent and Legal Description for 4815 Yucatan Drive  
March 5, 2023 (Revised 5-8-2023)  
PCD File # PPR-22-017  
Parcel # 6501205016

**Owner:**

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

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

State what is required by code and what you are proposing

**Planner/Designer/Applicant Representative**

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

**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 Tax Schedule # is 6501205016.

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. All fuel pumps were removed from the property approximately in 2007 to 2009.

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.

A proposed landscape plan is submitted but may not meet landscape requirements as noted in the El Paso County Land Development Code. It is the intent of the owners to greatly enhance the appearance of the property. It was advised from the civil engineers to not installing a sand filter in efforts to keep the disturbance reduction to a minimum, and utilizing landscape areas for the grass buffer. The owners are enhancing the

property with new sidewalks and pedestrian ramps, new driveway parking areas, and a few easy to grow Colorado native trees as shown on the submitted landscape plan. The intent to enhance the property is also taken into consideration of site views from neighboring businesses and residential areas to the east and south that are separated by at least another piece of undeveloped property.

Legal Description:

4815 Yucatan Drive  
Colorado Springs, CO 80911

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