

El Paso County

Letter of intent and Legal Description for 4815 Yucatan Drive

Owner:

Add owner contact  
name and email per  
SDP LOI checklist

December 24, 2021

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

Please add PCD File #  
PPR-22-017 and parcel #

Planner/Designer/Applicant Representative

Bernie Kern  
BBKern DESIGNS LLC  
1253 N. Meade Ave  
Colorado Springs, CO 80909  
719-375-4956

Please add email

Add Property Tax  
Schedule # per SDP  
LOI checklist.

A discussion  
regarding the  
provision of utilities

Project Location/Description:

Please  
provide  
discussion on  
prior use of  
property as a  
gas station  
circa 2006  
Explain or  
number of  
previous  
pumps and  
expansion in  
the number of  
pumps or  
islands.

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.

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.

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

Description:

4815 Yucatan Drive  
Colorado Springs, CO 80911

Add discussion  
and justification for  
Alt Landscape Plan


LOT 1, CLEAR VIEW WEST FILING NO. 2 AS RECORDED IN PLAT BOOK D-4 AT PAGE 103, EXCEPT THAT PORTION AS DESCRIBED IN WARRANT DEED RECORDED IN BOOK 6071 AT PAGE 531 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Commercial driveway access  
permit must be submitted.

# Letter of Intent\_v1.pdf Markup Summary

## Text Box (8)


A discussion regarding the provision of utilities

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**Date:** 5/12/2022 10:54:48 AM  
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A discussion regarding the provision of utilities

LOT 1, CLEAR VIEW WEST PLUNG NO. 2 AS RE:  
THAT PORTION AS DESCRIBED IN WARRANT C  
OF THE RECORDS OF EL PASO COUNTY, COLO.

Commercial driveway access  
permit must be submitted.


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**Author:** eschoenheit  
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Commercial driveway access permit must be submitted.

and Legal Description for 4825 Yucatan Drive  
December 24, 2021

Please add PCD File #  
PPR-22-017 and parcel #

initiative


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**Author:** eschoenheit  
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Please add PCD File # PPR-22-017 and parcel #

t Representative


Please add email

80909

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**Author:** eschoenheit  
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Please add email

10/10/2022  
Please provide discussion on prior use of property as a gas station circa 2006  
Explain or number of previous pumps and expansion in the number of pumps or islands.

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Letter of intent and Leg  
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Add owner contact  
name and email per  
SDP LOI checklist  
FATEH LLC  
4815 Yucatan Drive  
Caliente, Palmyra, CA 92051

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Add owner contact name and email per SDP LOI checklist


Add Property Tax  
Schedule # per SDP  
LOI checklist.

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Add Property Tax Schedule # per SDP LOI checklist.

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Add discussion  
and justification for  
Alt Landscape Plan

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Add discussion and justification for Alt Landscape Plan