

El Paso County

Letter of intent and Legal Description for 4815 Yucatan Drive

December 24, 2021

Owner:

Add owner contact name and email per SDP LOI checklist

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

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

Add Property Tax Schedule # per SDP LOI checklist.

Planner/Designer/Applicant Representative

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

Please add email

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:

Add discussion and justification for Alt Landscape Plan

4815 Yucatan Drive  
Colorado Springs, CO 80911

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 and Leg

er: **Add owner contact name and email per SDP LOI checklist**  
FATEH LLC  
4815 Yucatan Drive  
Caldarella, CA 95001

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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