



June 1, 2022

Notice to Adjacent Property Owners – SEE LIST BELOW

**RE:** Circle K - 11769 East Highway 24, Falcon, Colorado – Parcel No: 5312402016  
Replat Parcel Nos. 5312402015, 5312403003, 5312403004, 5312404003, 5312405003, 5312405005  
El Paso County Electronic Development Application Review Program: Plat Case Number VR223

Dear Owners:

This letter is being sent to you a notice that Circle K Stores is proposing a land use project in El Paso County at the referenced location, described in Paragraph 3 below.

This information is being provided to you prior to a submittal to the County. Please direct any questions on the proposal to the referenced contact in Paragraph 2 below.

1. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact consultant:  
Sofia Hernandez  
Land Development Consultants  
950 South Cherry Street, Suite 512  
Denver, Colorado 80246  
303-717-3305
3. Land Use Project Area – Figure 1  
Site address and location: Southwest corner of US HWY 24 and Old Meridian Road.  
Size: Overall size is 8.99 acres.  
Zoning: The respective zoning for the parcels:  
C-2 5312402016  
RR-5 5312402015, 5312403003, 5312403004, 5312404003, 5312405003, 5312405005



Figure 1 - Land Use Project Area

4. Request and justification: Circle K Stores Inc. is proposing the redevelopment of their existing facilities. The new development will encompass a new 5,200 square foot convenience store with a single stack fuel canopy with 7 fuel dispensers with 14 fueling positions. The parcels shown above require a replat to reconfigure the parcels into 2 lots in order to allow for the larger redevelopment of the Circle K facilities (See Figure 2). The proposed replat takes into consideration the CDOT ROW dedication required for the future expansion of Highway 24.
5. Existing & Proposed Facilities: The C-2 zoned site has an existing Circle K convenience store with fuel canopy. The RR-5 zoned parcels are developed with one single-family dwelling with a smaller residential dwelling, which is inhabited by a family member. In addition to the residential dwellings, the site also has various shed structures for storage on the site.

Both existing developments are serviced by well and septic facilities. Access to the existing convenience store is provided via HWY 24 and Old Meridian Rd. Both access points are currently full turning movements. The residential home has two access points via Old Meridian Rd.

Proposed facilities include the raze and rebuild of the existing convenience store with associated fuel canopy and construction of a new regional basin for storm water for the new commercial district. The existing access off Hwy-24 will be closed per CDOT directive. A private road will be constructed within the platted alley to provide access to HWY-24 via Old and New Meridian Roads.

6. Waiver Requests: No waivers are being requested with this application.

7. Vicinity Map: See Figure 3

If there is any further information or clarification required pertaining the replat request, please do not hesitate to contact me at (303) 717-3305 or at [Sofia@LDCAZ.com](mailto:Sofia@LDCAZ.com)

Sincerely,

LAND DEVELOPMENT CONSULTANTS



Sofia Hernandez  
Project Manager  
/encl

#### **CONSULTANT**

Land Development Consultants, LLC  
950 S. Cherry St. Ste. 512  
Denver, CO 80246  
(303) 717-3305

#### **OWNER/APPLICANT**

Parcel 5312402016  
CST Metro LLC, D.B.A. Circle K Stores Inc.  
Diamond Shamrock/Valero  
5500 S. Quebec St., Ste. 100  
Greenwood Village, CO 80111  
(720) 341-7015

#### **CIRCLE K LAND USE PROJECT AREA OWNERS**

Parcels 5312404003, 5312405003, 5312402015, 5312403004, 5312405005  
Randy L. Gibbs and Vicky L. Gibbs  
6810 North Meridian Road  
Peyton, CO 80831-8136

Parcel 5312403003  
Malone William G. Trust  
3612 Pennington Cir.  
Modesto, CA 95356-1223

Parcel 5312402020  
Sam Thomas and Joann George  
7991 McLaughlin Road  
Peyton, CO 80831

## ADJACENT OWNER LIST

### ADJACENT OWNERS

#### Parcel 5312401010

D&D Management LLC  
6485 Alibi Circle  
Colorado Springs, CO 80923-3832

#### Parcel 4307303007

I B S Enterprises LLC  
6550 Dun Club Trail  
Colorado Springs, CO 80908

#### Parcel 4307303021

Edna Holdings, LLC  
4810 Old Farm Drive, Suite 110  
Colorado Springs, CO 80917-1032

#### Parcels 5312400008, 4307207013

El Paso County Board of Commissioners – Parcel 5312400008  
El Paso County – Parcel 4307207013  
200 S Cascade Avenue, Suite 150  
Colorado Springs, CO 80903-2202

#### Parcel 5312400018

City of Colorado Springs  
30 S Nevada Avenue, Suite 502  
Colorado Springs, CO 80903

#### Parcel 5312400017

Brian M. Moody  
Better Land, LLC  
8605 Explorer Drive, Suite 250  
Colorado Springs, CO 80920-1013

#### Parcel 5312400013

Falcon Highlands Metro District  
111 S Tejon Street, Suite 705  
Colorado Springs, CO 80903-5130

#### Parcel 5312407001

Farmers State Bank of Calhan  
1500 8<sup>th</sup> Street  
Calhan, CO 80808

#### Parcel 4307207011

Farmers State Bank of Calhan  
PO Box 9  
Calhan, CO 80808-0009

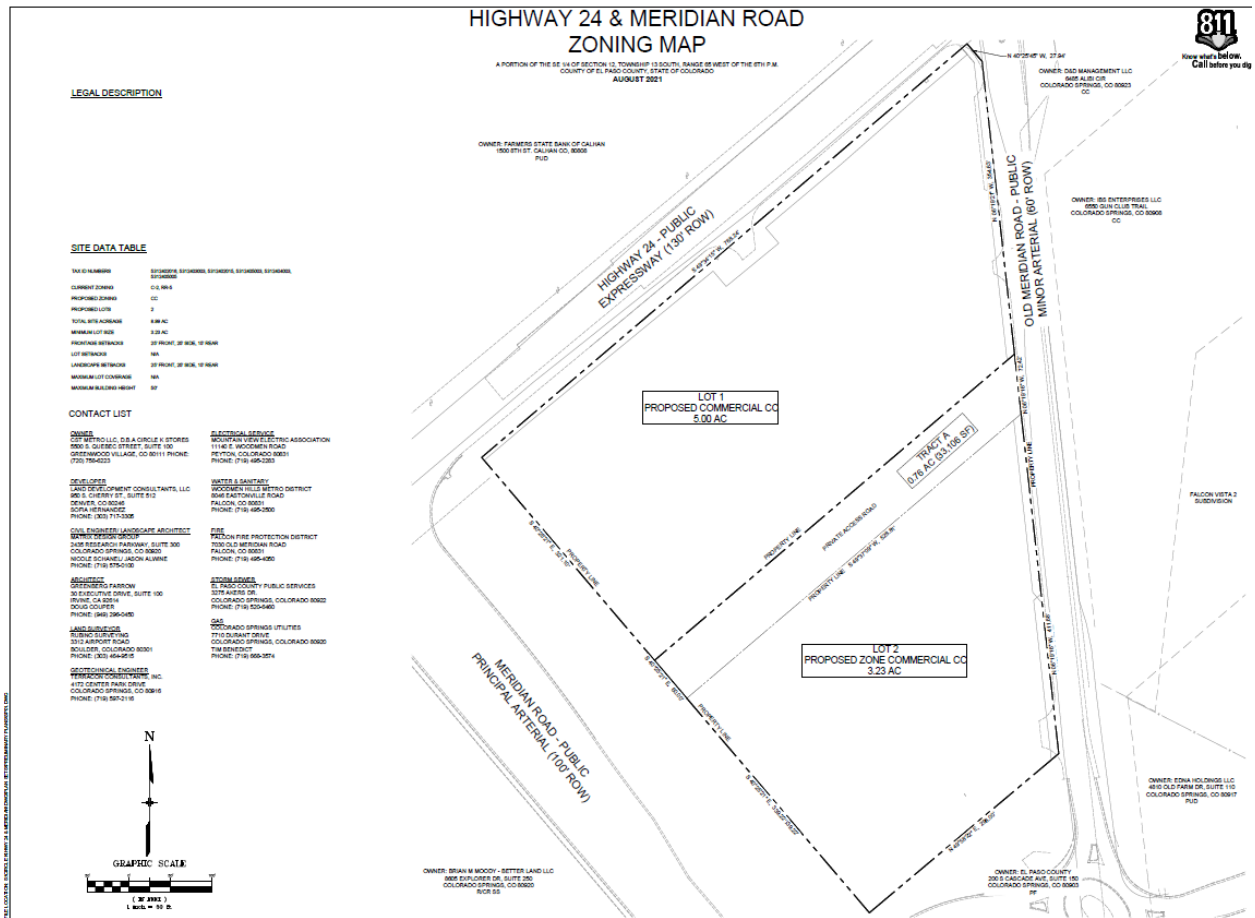


Figure 2 Replat / Rezone Map



## Vicinity Map

Not to Scale

*Figure 3 Vicinity Map*



