

October 8, 2021

RE: Notification of Proposed Rezoning at 23580 Highway 94

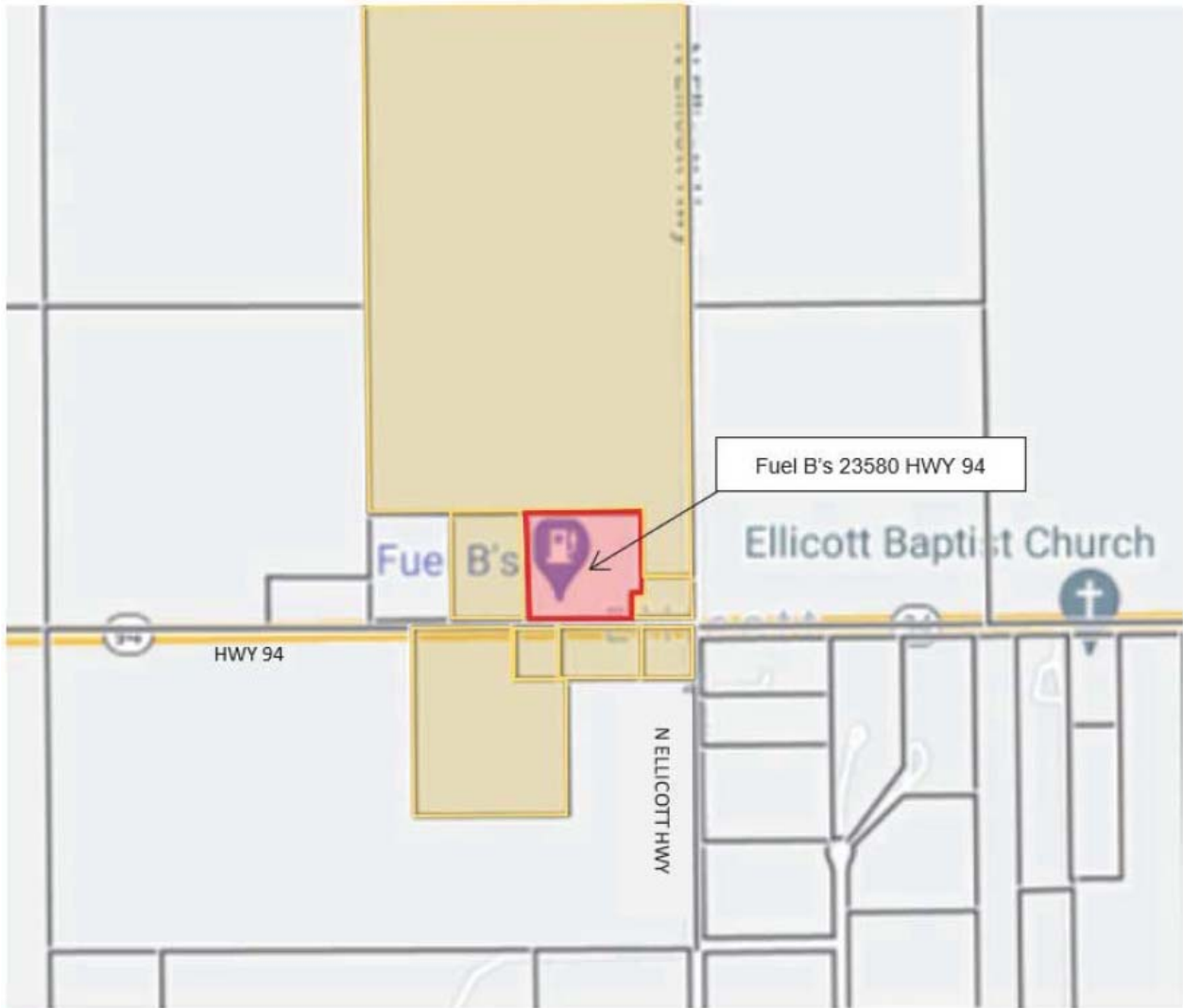
This letter is being sent to you because Baseline Engineering Corporation, on behalf of Pushpinder Brar; owner of Fuel B's Gas Station, is proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts referenced below. 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 opinion in writing or in person at the public hearing for this proposal.



The subject property, currently known as Fuel B's, is located at 23580 Highway 94, Calhan, CO 80808. It is 4.5 acres. The applicant is requesting to rezone the property from A-35 (Agricultural) to CS (Commercial Services). The rezone is being requested in order to address the legal nonconforming use of the property, as fuel stations are not permitted in agricultural zones. If approved, the rezoning request will be accompanied by a Site Development Plan, in which the applicant is proposing to add three new diesel pumps and an underground diesel tank. The applicant is proposing to construct a canopy above the new diesel pumps, but is not proposing to increase the square footage of the convenience store, nor construct any additional structures on site. Access to Highway 94 will not be impacted by the proposed rezoning.

For questions specific to this project, please contact:

Pushpinder Brar (Property Owner)
KB Fuel LLC, dba Fuel-B's
1901 N Academy Blvd
Colorado Springs, CO 80909
sinclairkb@yahoo.com
(916) 690-0040

Alyssa Rivas (Applicant/Consultant)
Baseline Engineering Corporation
112 N Rubey Dr, Suite 210
Golden, CO 80403
alyssa.rivas@baselinecorp.com
(719) 332-3928



-  Subject Property
-  Adjacent Properties

Steamboat Springs • Golden • Colorado Springs • Loveland
Corporate Office: 112 North Rubey Drive, Suite 210; Golden, Colorado 80403

List of Property Owners Adjacent to 23580 HWY 94

Owner: TAYLOR VICKIE & TRIPP MARGARET

Mailing Address: 620 N ELLICOTT HWY CALHAN CO, 80808-7916

Location: 620 N ELLICOTT HWY

Owner: COLORADO PROPERTIES LLC

Mailing Address: PO BOX 25 SIMLA CO, 80835-0025

Location: 23520 HWY 94

Owner: CHISMAN GENE & CHISMAN GOLDIE LIVING TRUST

Mailing Address: 25450 HANDLE RD CALHAN CO, 80808-8570

Location: 23730 HIGHWAY 94

Owner: BOKF DBA BOK FINANCIAL

Mailing Address: 1099 18TH STREET DENVER CO, 80202

Location: HIGHWAY 94

Owner: CHISMAN JAMES CURTIS & CHISMAN MARY E

Mailing Address: 23600 HIGHWAY 94 CALHAN CO, 80808

Location: HIGHWAY 94

Owner: CHISMAN GOLDIE Y

Mailing Address: 25450 HANDLE RD CALHAN CO, 80808-8570

Location: 23735 HIGHWAY 94

Owner: BRAR 1 LLC

Mailing Address: 10261 MEADOW MIST CT COLORADO SPRINGS CO, 80920

Location: 23355 HIGHWAY 94

7021 1970 0001 0576 4060

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1099 18TH ST
DENVER, CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Boke DBA

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PO BOX 25
SIMLA, CO 80835-0025

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Colorado Properties LLC

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GENE CHISMAN + CHISMAN GOLDIE TRUST
25450 HANDLE RD
CALHAN, CO 80808-8570

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Gene & Goldie Chisman

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23600 HWY 94
CALHAN, CO 80808

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Chisman James Curtis

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1020 N ELLICOTT HWY
CALHAN, CO 80808-7916

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Taylor Vickie + Tripp Margaret

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25450 HANDLE RD
CALHAN, CO 80808-8570

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Chisman Goldie Y

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COLORADO SPRINGS, CO 80920

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Brar 1, LLC