

EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 23, 2020

This letter is to inform you of the following petition which has been submitted to El Paso County:

CR-19-001

SEVIGNY

MAP AMENDMENT (REZONE) FALCON FIELDS MAP AMENDMENT

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 57.67 acres from RR-5 (Residential Rural) to CR (Commercial Regional). The property is located on the southeast side of Highway 24 and at the East Woodmen intersection. (Parcel Nos. 43070-00-001 AND 43072-00-015) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

For Against No Opinion
 Comments: *I'm leaning FOR this REZONE but I have some SERIOUS QUESTIONS AND CONCERNS!! I own the commercial property adjacent to this parcel (S) of Rio Lane Hwy 24 (12440 RIO LN.) PLS call me ASAP!! I want DIRECT contact!! Thank you!*

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on April 7, 2020.** The meeting begins at 1:00 p.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs. **** NOTE CHANGE TO HEARING ROOM AND TIME ****
- **The item will also be heard by the El Paso County Board of County Commissioners on April 28, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2020-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Gabe S.

Gabe Sevigny, Planner II

Your Name:

JOSEPH D. HEFFNER

Joe D. Heffner
(signature)

Address:

P.O. Box 183 Peyton, Co - 80831

Property Location:

12440 Rio Ln, Falcon/Peyton, Co 80831 Phone 719-331-6240

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

RE: FALCON FIELD, LLC
(REZONE)

4/2/20



Hi GABE!

I AM 'FOR' THIS REZONE BUT I DEFINITELY WANT TO KNOW; BE A PART OF HOW THE ACCESS OFF OF WOODMEN RD. TO MY COMMERCIAL PROPERTY AT 12440 RIO LN. WILL BE AFFECTED? CURRENTLY, I HAVE ACCESS TO MY OFFICE BUILDING OFF HWY 24 ONTO RIO LN.

I HAVE HAD MY OFFICE BUILDING HERE FOR OVER 20 YEARS AND I AM GOING TO WANT TO HAVE "ASSURANCES" FROM THE DEVELOPER THAT I WILL HAVE "DIRECT" ACCESS TO MY OFFICE, AND NOT HAVE TO GO THROUGH A MAZE TO GET TO IT. THIS COULD; WILL DEFINITELY AFFECT MY BUSINESS; MY TENANT'S BUSINESSES.

I PAY HIGH TAXES TO HAVE MY OFFICE HERE!! I WILL EXPECT FAIR TREATMENT; PREFERENTIAL TREATMENT DUE TO THE TIME I'VE BEEN HERE.

I WILL WANT TO SPEAK/MEET WITH DEVELOPERS.

THANK YOU, JES. D. DeBorja, OWNER (12440 RIO LN.)

El Paso County Parcel Information

File Name: CR-19-001

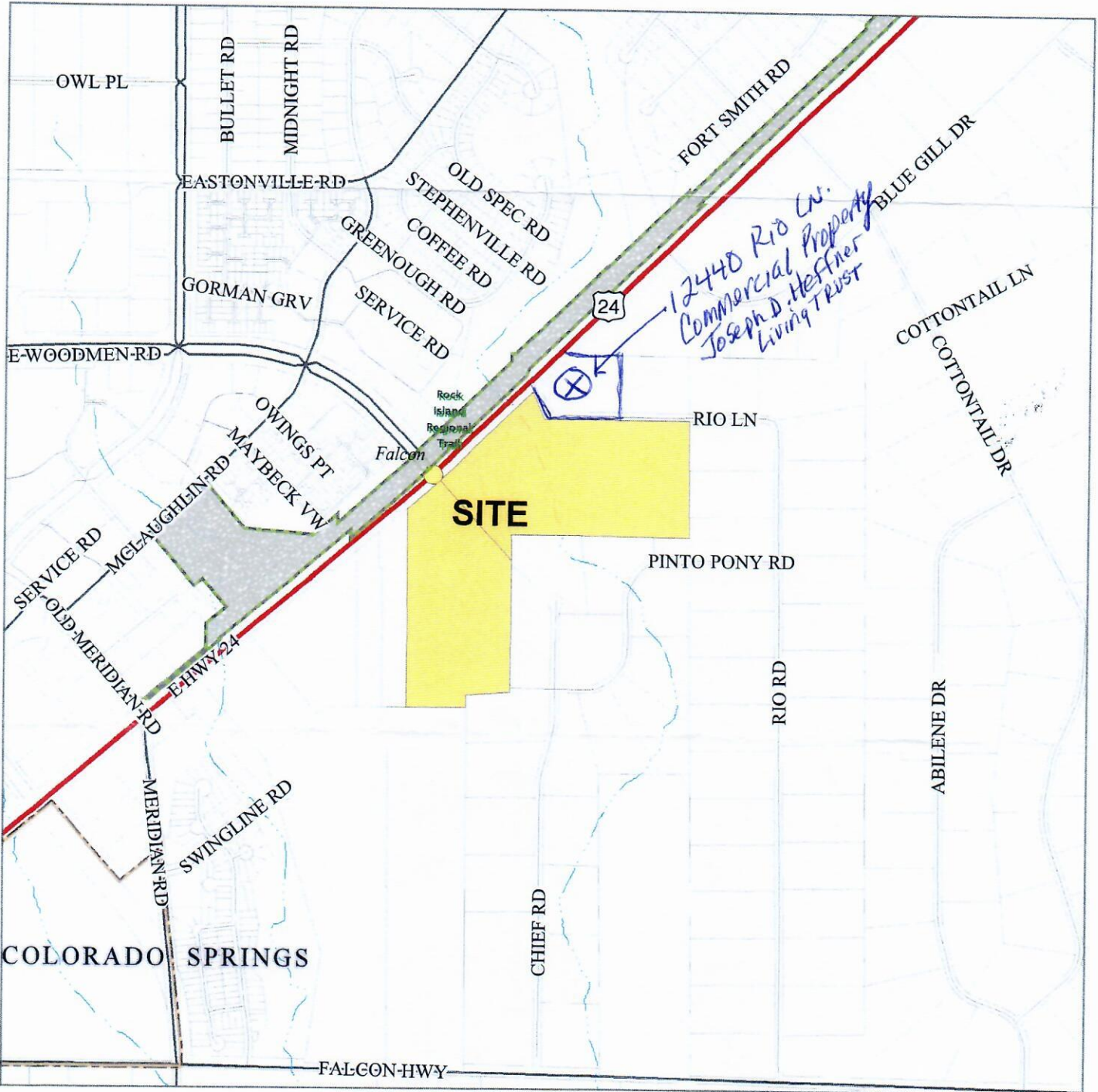
PARCEL	NAME
4307200015	FALCON FIELD LLC
4307000001	FALCON FIELD LLC

Zone Map No. --

ADDRESS	CITY	STATE
3230 ELECTRA DR N	COLORADO SPRINGS	CO
3230 ELECTRA DR N	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80906	1087
80906	1087

Date: March 17, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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13055 BRADSHAW RD
 PEYTON, CO 80831-9009
 077110-0674
 (800)275-8777
 04/01/2020 10:09 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80910) (Weight: 0 Lb 0.40 Oz) (Estimated Delivery Date) (Friday 04/03/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70180680000094041819)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940240048079477947)			\$2.85
Total:			\$6.95
Credit Card Remitd (Card Name: VISA) (Account #: XXXXXXXXXXXX6318) (Approval #: 001808) (Transaction #: 862) (AID: A0000000031010) (AL: Visa Credit) (PIN: Not Required)			\$6.95

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage \$0.55	
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Street and Apt. No. or PO Box No. 2880 INTERNATIONAL CIR. SUITE 110	
City, State, ZIP+4® Colorado Springs, Co. 80910	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 0680 0000 9404 1819