



Drexel, Barrell & Co.

March 15, 2023

**RE: The Commons at Falcon Field
Preliminary Plan Notification**

Adjacent Property Owner,

This letter is being sent to you because Drexel, Barrell & Co., on behalf of Falcon Field LLC, is proposing a commercial and residential development at the above referenced location (see attached vicinity map). This information is being provided to you prior to a submittal with El Paso County. Please direct any questions on the proposal to the referenced contact on this letter. 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 planner 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.

If you have any questions or comments regarding this matter, please contact us or the County planner noted below.

Respectfully,

Drexel, Barrell & Co.

Tim D. McConnell, P.E.
President

Enclosures: Vicinity Map
Preliminary Plan Exhibit

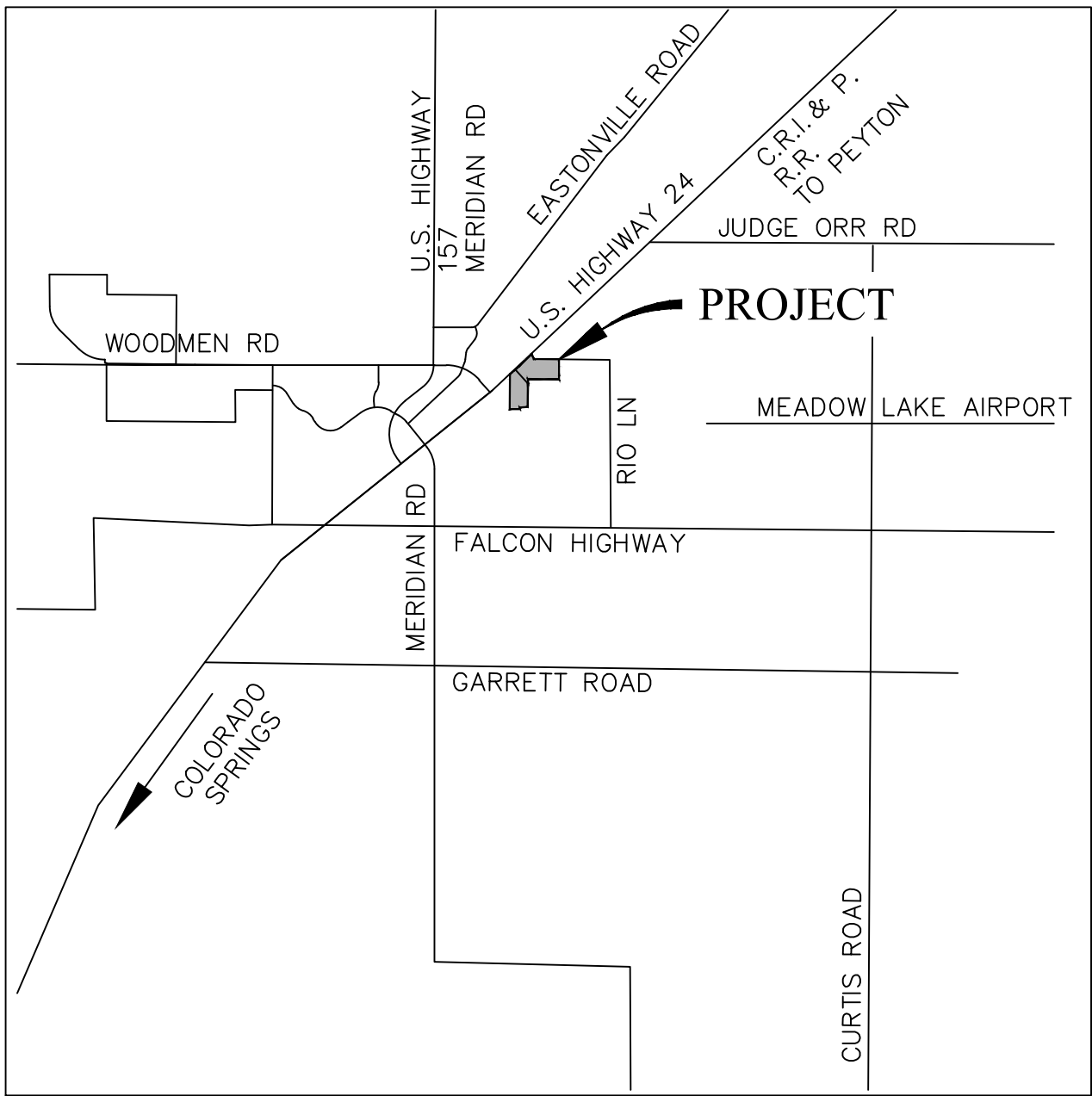
El Paso County Planning and Community Development
Attn: Ryan Howser – (719) 520-6049

Engineers/Surveyors

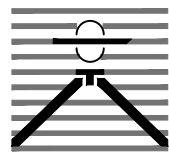
**Boulder
Colorado Springs
Greeley**

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax



Vicinity Map
Not to scale

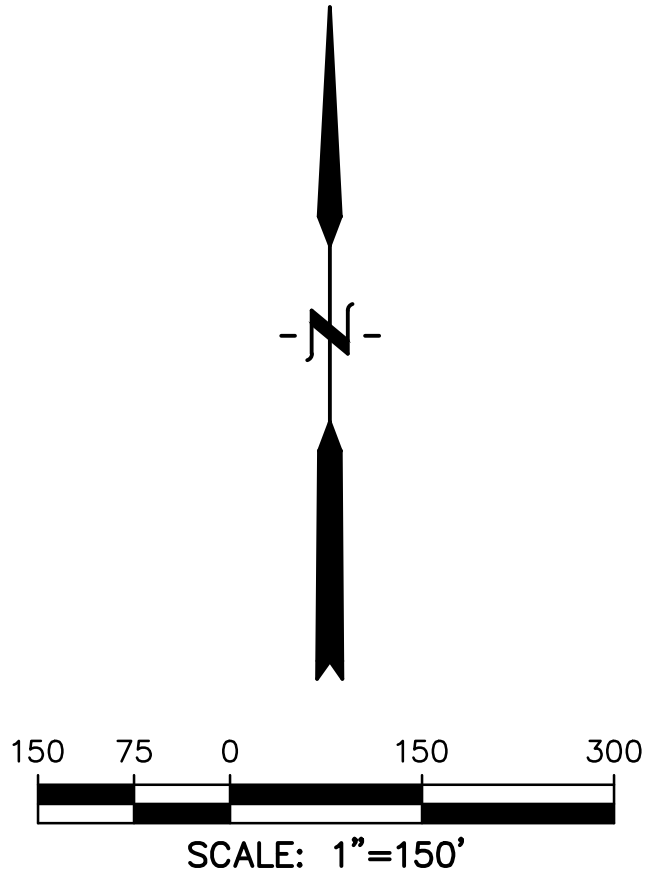
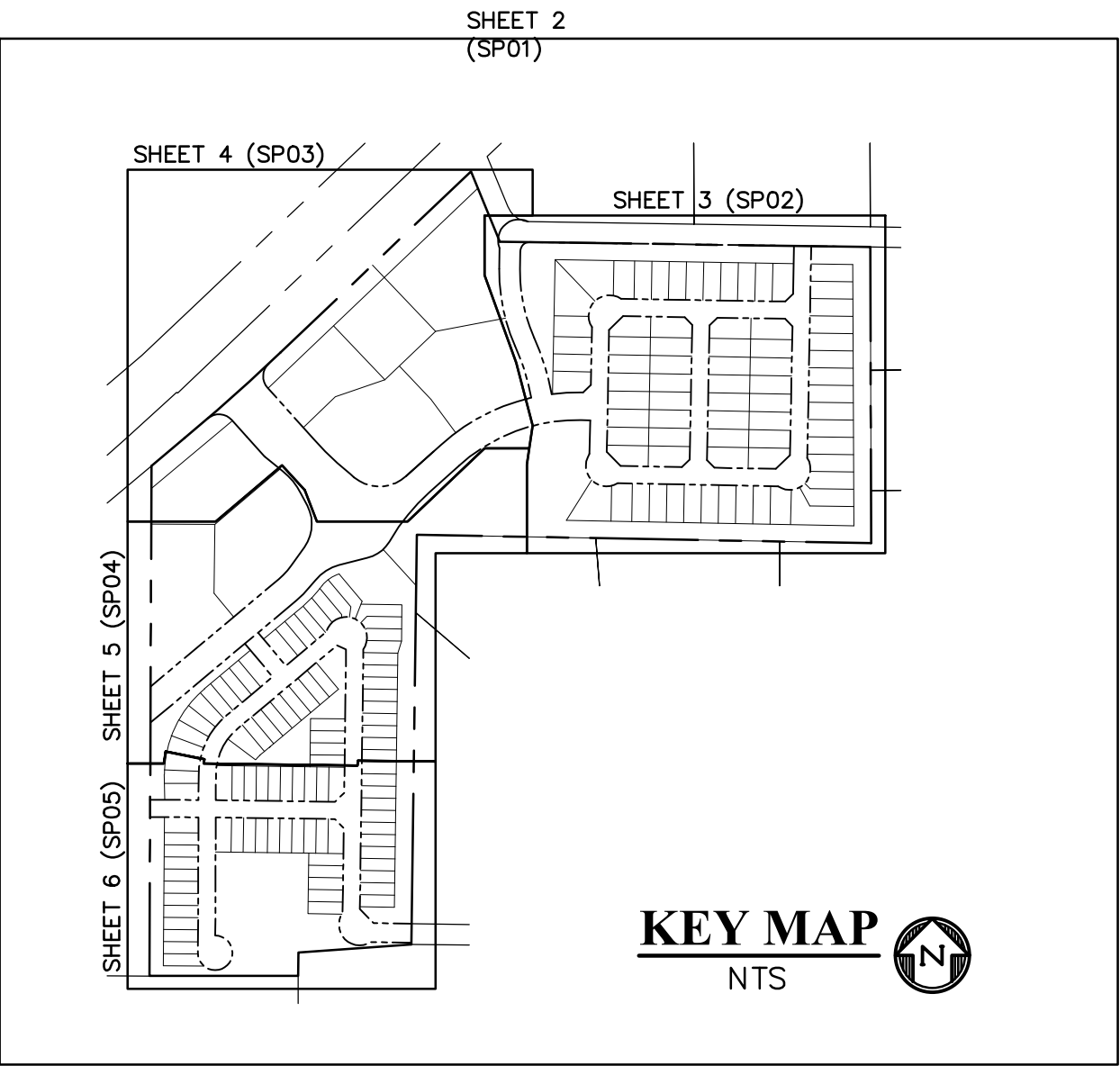
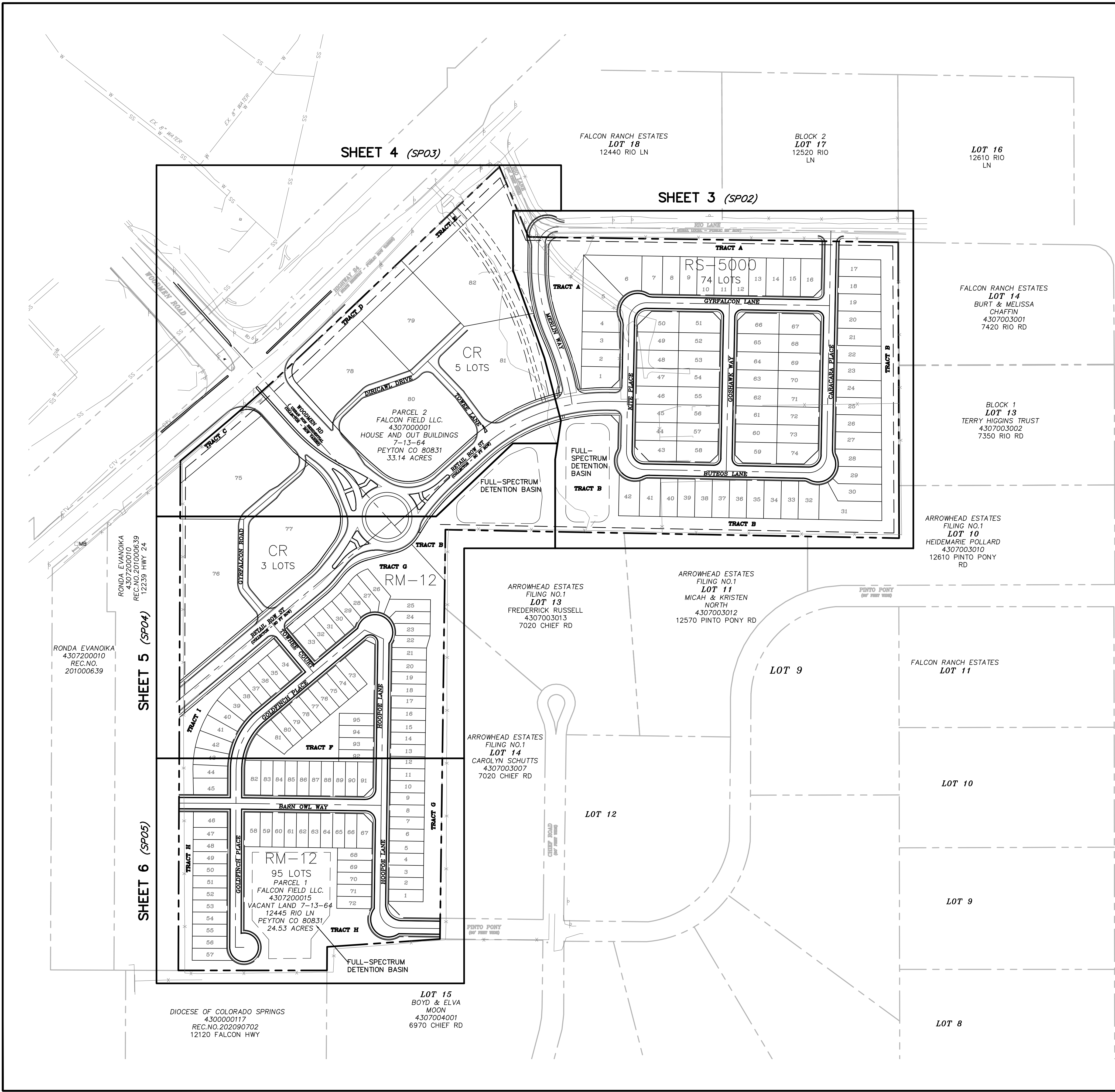


THE COMMONS AT FALCON FIELD
EL PASO COUNTY, CO
VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
JOB NO:
21604-00CSCV

DWG. NO.
VMAP
SHEET 1 OF 1



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SETBACK	---
POND	---
PHASE LINE	---
SHEET MATCHLINE	---
LOT NUMBER	---
EXISTING ADJOINING PROPERTY LINE	---
EXISTING CENTERLINE ROAD	---
EXISTING FENCE LINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SIGN	---

TYPICAL LOT SIZE PER ZONE DISTRICT

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' X 110'	5,500 SF
RM-12	95	35' X 100'	3,500 SF



Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

FALCON FIELD, LLC.
3230 ELECTRA DR. N.
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21604-00SP1

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY
OVERALL
SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP01

SHEET: 2 OF 18

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Sent To JOSE + ALEYDA GARCIA
Street and Apt. No., or PO Box No. 12365 PINTO PONY RD
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<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	\$0.63	
Total Postage and Fees	\$4.78	

Sent To BURT + MELISA CHAFFIN
Street and Apt. No., or PO Box No. 7420 RIO RD.
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Sent To THOR WOLFORD
Street and Apt. No., or PO Box No. 1211 KAUFMAN PT
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<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	\$0.63	
Total Postage and Fees	\$4.78	

Sent To RHONDA EVANKA
Street and Apt. No., or PO Box No. 12239 E US HWY 24
City, State, ZIP+4® PEYTON, CO 80831

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Colonia Springs CO 80931

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	06
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Sent To HEFFNER JOSEPH D LIVING TRUST
Street and Apt. No., or PO Box No. PO BOX 183
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<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	\$0.63	
Total Postage and Fees	\$4.78	

Sent To DOMINGO GARCIA CRUZ
Street and Apt. No., or PO Box No. 7735 MALAUGHLIN RD
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.63
\$	\$4.78
Total Postage and Fees	

Sent To MICAH + KRISTEN NORTH
Street and Apt. No., or PO Box No.
12570 PINTO PONY RD
City, State, ZIP+4® PEYTON CO 80831

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<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	\$0.63
\$	\$4.78
Total Postage and Fees	

Sent To ARIMAG PROPERTIES LLC
Street and Apt. No., or PO Box No.
11460 PALMERS GREEN DR
City, State, ZIP+4® PEYTON, CO 80831

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
\$	\$4.78
Total Postage and Fees	

Sent To CASEY AUSMUS
Street and Apt. No., or PO Box No.
12575 PINTO PONY RD
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
\$	\$4.78
Total Postage and Fees	

Sent To JUDITH FITZGERALD + MELISSA PLATT
Street and Apt. No., or PO Box No.
12119 KAUFMAN PT.
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\$	\$4.78
Total Postage and Fees	

Sent To WADE LARRY
Street and Apt. No., or PO Box No.
12520 RIO LANE
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
\$	\$4.78
Total Postage and Fees	

Sent To SHANE + HEIDEMARIE POLLARD
Street and Apt. No., or PO Box No.
12610 PINTO PONY RD.
City, State, ZIP+4® PEYTON, CO 80831

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To SHARON JACKSON

Street and Apt. No., or PO Box No. 7210 RIO RD

City, State, ZIP+4® PEYTON, CO 80831

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Postage \$0.63

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Sent To TERRY HIGGINSTRUST

Street and Apt. No., or PO Box No. 7350 RIO RD.

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Postage \$0.63

Total Postage and Fees \$4.78

Sent To WOODMEN HILLS METRO DISTRICT

Street and Apt. No., or PO Box No. 8046 EASTONVILLE RD

City, State, ZIP+4® PEYTON, CO 80831

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To FALCON SCHOOL DISTRICT 49

Street and Apt. No., or PO Box No. 10850 E WOODMEN RD

City, State, ZIP+4® PEYTON, CO 80831

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To COURTYARDS AT WOODMEN HILLS S.

Street and Apt. No., or PO Box No. 11605 MERIDIAN MARKET VW.

City, State, ZIP+4® PEYTON, CO 80831

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To RUSSELL FREDERICK

Street and Apt. No., or PO Box No. 7050 CHIEF RD

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<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	\$0.63
Total Postage and Fees	\$4.78

Sent To **CAROLYN SCHUTTS**
Street and Apt. No., or PO Box No.
7020 CHIEF RD
City, State, ZIP+4® **PEYTON CO 80831**

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<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	\$0.63
Total Postage and Fees	\$4.78

Sent To **ALEJANDRO + MARIA FLORES**
Street and Apt. No., or PO Box No.
17502 ALBERT RIDGE VW
City, State, ZIP+4® **COLORADO SPRINGS, CO 80908**

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Colorado Springs, CO 80903

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<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	\$0.63
Total Postage and Fees	\$4.78

Sent To **PIOCESE OF COLORADO SPRINGS**
Street and Apt. No., or PO Box No.
228 N. CASCADE AVE
City, State, ZIP+4® **COLORADO SPRINGS CO 80903**

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Colorado Springs, CO 80920

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$4.78

Sent To **GARY + BARBARA FOSSLECO**
Street and Apt. No., or PO Box No.
8355 PILOT CT
City, State, ZIP+4® **COLORADO SPRINGS CO 80920**

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Englewood, CO 80110

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Certified Mail Fee	\$4.15
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$4.78

Sent To **SECOND IDGAS LLC**
Street and Apt. No., or PO Box No.
4231 S NATCHES CT STE A
City, State, ZIP+4® **ENGLEWOOD, CO 80110**

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Houston, TX 77094

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.63
Total Postage and Fees	\$4.78

Sent To **200 S COLORADO LLC**
Street and Apt. No., or PO Box No.
17725 KATY FREEWAY STE 200
City, State, ZIP+4® **HOUSTON, TX 77094**

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

7021 2720 0003 2006 1685

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Greensboro, NC 27410

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.63

Total Postage and Fees \$4.78

Sent To KATHY JACKSON

Street and Apt. No., or PO Box No.

4801 CRYSTAL LAKE DR.

City, State, ZIP+4® GREENSBORO, NC 27410

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



03/16/2023

7021 2720 0003 2006 1753

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Evergreen, CO 80439

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.63

Total Postage and Fees \$4.78

Sent To JAMES M KYLE

Street and Apt. No., or PO Box No.

213 TOWN VALLEY

City, State, ZIP+4® EVERGREEN CO 80439

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



03/16/2023

7021 2720 0003 2006 1746

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pueblo, CO 81007

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.63

Total Postage and Fees \$4.78

Sent To BOYD + ELVA

Street and Apt. No., or PO Box No.

1652 N

City, State, ZIP+4® PUEBLO

PS Form 3800, April 2015 PSN 7530-02-000-9047