

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Falcon Storage Partners, LLLP 4615 Northpark Dr., Ste. 101
Colorado Springs, CO 80918 Contact: Richard A. Graham, Jr.

Telephone #'s: 719-440-9414

Description of Proposal: Develop vacant land into RV & Boat Storage/parking

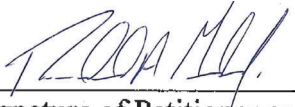
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
3/30/2021	Yes	John Combs 7825 Falcon Meadow Blvd, Falcon, CO 80831	Signed Attached Site Plan Sent Letter
3/30/2021	Yes	Sterling Trust, 7925 Falcon Meadow Blvd, Falcon, CO 80831 Mailing address: 7880 Falcon Meadow Blvd Falcon, CO 80831	Signed Attached Site Plan Sent Letter
3/30/2021	Unknown	Unknown owner. Information has been removed. Owner is probably a Police Officer. 7875 Falcon Meadow Blvd., Falcon, CO 80831	Sent Letter
3/30/2021	Yes	Jim Byers: Challenger Homes, 8605 Explorer Drive, Ste. 250 Colorado Springs, CO 80920 jim@challengerhomes.com	Approved the plan via E-Mail Sent Letter
3/30/2021	Yes	Better Land LLC 0 Bent Grass Meadows Drive 8605 Explorer Drive #250, Colorado Springs, CO 80920 Parcel 5301000023	Sent Letter
3/30/2021	Yes	Randall DeYoung 10925 E. Hwy 24, Peyton, CO 80831	Sent Letter

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.


 _____ date 1/26/2023
 (Signature of Petitioner or Owner)

_____ date _____
 (Signature of Petitioner or Owner)

Falcon Storage
7630 Bent Grass Meadow Drive
Falcon, CO 80831
719-593-1330

January 26, 2023

Dear Adjacent Property Owner:

This letter is being sent to you because Falcon Storage is proposing a land use project in El Paso County at the referenced location listed above and on the attached plans. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) listed below. Prior to any public hearing on this proposal, a notification of the time and place of 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.

For questions specific to the project, please contact:

Richard A. Graham, Jr.
Falcon Storage Partners, LLLP
4615 Northpark Drive, Ste. 101
Colorado Springs, CO 80918
719-593-1330
Grahaminvestments@gmail.com

Site Address: 7630 Bent Grass Meadow Drive, Falcon, CO 80831
Location: North side of Woodman Road behind the D-38 Bus Barn

Request: The proposal being submitted to El Paso County is seeking approval of an Application for a final plan for the Latigo Business Center Filing No. 1 consisting of approximately 5 acres. The proposed development is part of a larger approved Self Storage & RV parking development. The site is partially developed with RV parking. An additional 2.5 acres is vacant land with native grasslands and rolling topography. If approved, the undeveloped land will be developed into RV and Boat parking similar to what is currently on the previously permitted property.

Exiting & Proposed facilities & structures The proposed use is an RV & Boat parking area. The vacant land is undeveloped with native grasslands and rolling topography. No new structures are planned for the site. The proposal contains an entry and exit connection from the property to Bent Grass Meadow Drive.

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Pepton, CO 80831

Certified Mail Fee \$4.15

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

Return Receipt (hardcopy) \$0.00

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 \$8.13

Sent To John Combs
1625 Falcon Meadow Blvd
Falcon, CO 80831

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

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Sent To Resident/owner
1625 Falcon Meadow Blvd.
Falcon, CO 80831

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

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Sent To Jim Byers/Challenger Homes
6625 Explorer Dr. Ste 350
Colorado Springs, CO 80920

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Sent To Sterling Trust
1625 Falcon Meadow Blvd.
Falcon, CO 80831

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Sent To Butterland
6625 Explorer Dr. Ste 350
Colorado Springs, CO 80920

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Sent To Randall DeJong
10425 E Hwy 24
Pepton, CO 80831

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