

September 22, 2021

Dear Adjacent Property Owner:

This letter is being sent to you because Falcon Field LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). 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.

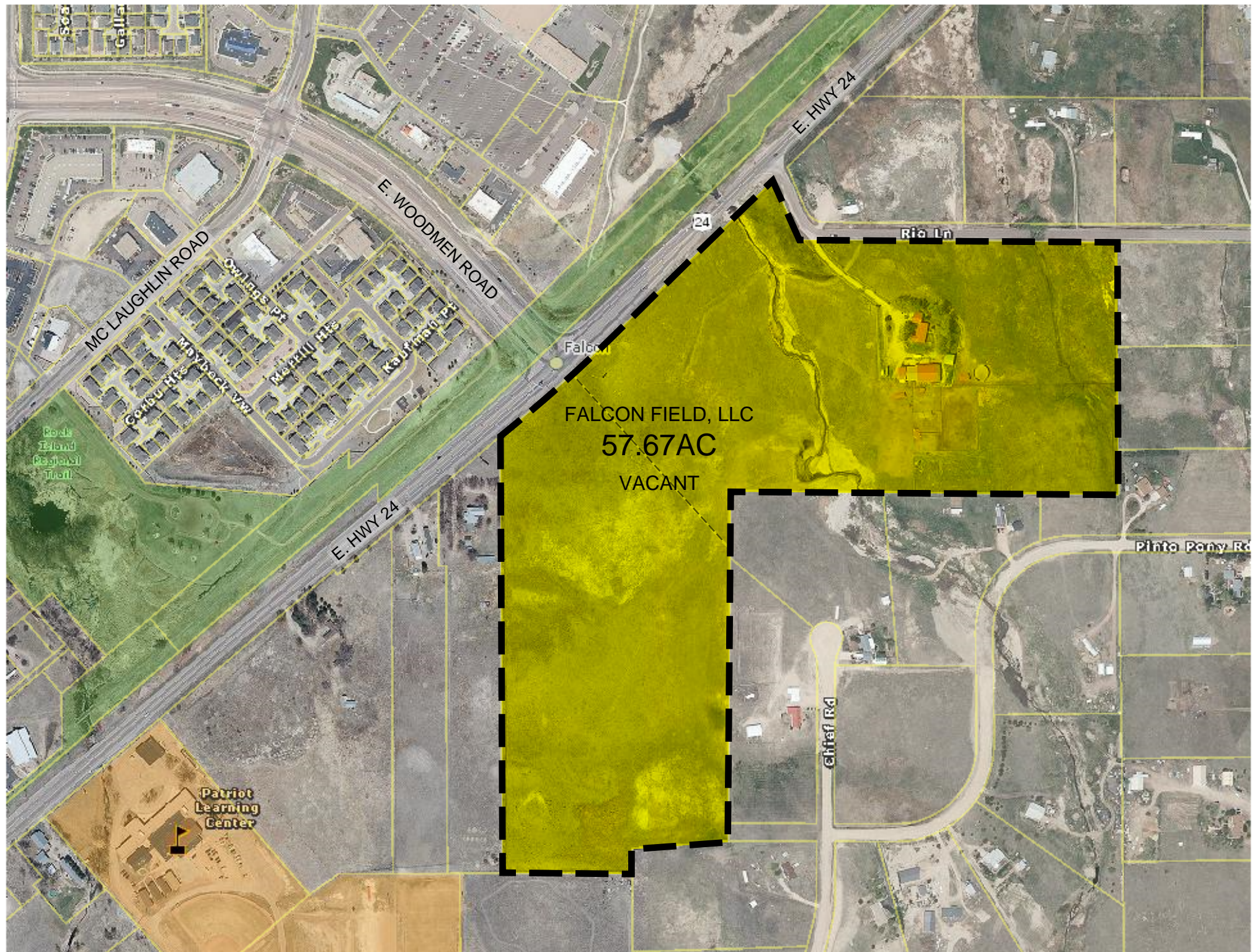
For questions specific to the project, please contact:

Jon Romero
N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719-471-0073

Request/Justification: The request to the County is for the following:

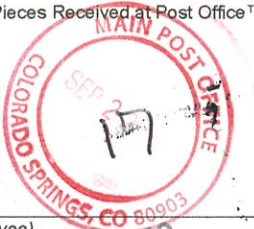

1. A Zoning Map Amendment for a portion of parcels 4307000001 & 4307200015 from CR to RS 5000 and RM 12

Location	East of Woodmen and Highway 24 Intersection
Existing Zoning	CR
Proposed Zoning	CR / RS 5000 / RM 12
Vicinity Map	Attached





Certificate of Mailing — Firm

Name and Address of Sender N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903	TOTAL NO. of Pieces Listed by Sender 17	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  U.S. POSTAGE PAID COLORADO SPRINGS, CO 80903 SEP 22, 21 AMOUNT \$7.99 R2304M113216-09
	Postmaster, per (name of receiving employee) USPS Main Office 201 East Pikes Peak Avenue Colorado Springs, CO 80903		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	JOSEPH D. HEFFNER LIVING TRUST	Provide proof of notification for property owner located at 7699 McLaughlin Rd (CBH Properties Falcon LLC) and 12610 Rio Rd (Gary Fosseco)			
1	PO BOX 183				
	PEYTON CO, 80831-0183				
2.	LARRY WADE				
2	12520 RIO LN				
	PEYTON CO, 80831-8011				
3.	ELIZABETH A. MURPHY				
3	712 NEWPORT DR				
	FORT WALTON BEACH FL, 32547-2422				
4.	WILLIAM J. MANRIQUEZ FAMILY TRUST				
4	12670 RIO LN				
	PEYTON CO, 80831-8011				
5.	BURT W. CHAFFIN	Owner for this property is listed on assessor's as Terry Higgins Trust			
5	7420 RIO RD				
	PEYTON CO, 80831-6018				
6.	KARLENE VERNIER LIVING TRUST				
6	7350 RIO RD				
	PEYTON CO, 80831-6018				



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1.	HEIDEMARIE POLLARD				
7	12610 PINTO PONY RD PEYTON CO, 80831-8060				
2.	MICAH NORTH				
8	12570 PINTO PONY RD PEYTON CO, 80831-8060				
3.	RUSSELL L. FREDERICK				
9	7050 CHIEF RD PEYTON CO, 80831-8057				
4.	CAROLYN S. SCHUTTS				
10	7020 CHIEF RD PEYTON CO, 80831-8057				
5.	BOYD W. MOON				
11	1652 N BONITA DR PUEBLO CO, 81007-2102				
6.	DIOCESE OF COLORADO SPRINGS				
12	228 N CASCADE AVE COLORADO SPRINGS CO, 80903-1313				



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1.	RHONDA EVANOIKA				
13	12239 E US HIGHWAY 24 PEYTON CO, 80831-8120				
2.	COURTYARDS AT WOODMEN HILLS SOUTH				
14	11605 MERIDIAN MARKET VW STE 124 PEYTON CO, 80831-8238				
3.	IDGAS THIRD LLC				
15	4231 S NATCHES CT STE A ENGLEWOOD CO, 80110-8612				
4.	IDGAS SECOND LLC				
16	4231 S NATCHES CT STE A ENGLEWOOD CO, 80110-8612				
5.	WOODMEN HILLS METROPOLITAN DIST.				
17	8046 EASTONVILLE RD PEYTON CO, 80831-6175				
6.					