

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

12/4/2019

RE: Falcon Market Place

File: SF-19-1
Parcel ID No.:53000-00-589

To Whom It May Concern:

This letter is to inform property owners adjacent to 1680 East Woodmen Road that the applicant, LG HI Falcon, LLC, has requested approval of a final plat application to create eleven (11) commercial lots within the CR (Commercial Regional) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 12/18/2019. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Kari Parsons, Planner III
El Paso County Planning and Community Development
719-520-6306
Kariparsons@elpasoco.com

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



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

www.ELPASOCO.COM

CICHON SANDRA D
7648 BULLET RD
PEYTON CO 80831-6124

SANTIAGO JUAN A MIRANDA
7636 BULLET RD
PEYTON CO 80831-6124

RICHARDS JAMES
7624 BULLET RD
PEYTON CO 80831-6124

DEBOW DARIN D
7612 BULLET RD
PEYTON CO 80831-6124

BYRD JEFFERY
4314 CENTERVILLE DR
COLORADO SPRINGS CO 80922

VASZARY MARK
11466 SAN LUIS PEAK WAY
PEYTON CO 80831-4416

SCHAWWE AMBER R
11816 BREMEN PT
PEYTON CO 80831-4509

BARCLAY WILLIAM G
11804 BREMEN PT
PEYTON CO 80831-4509

SULEWSKI CHRISTOPHER D
11805 BREMEN PT
PEYTON CO 80831-4509

DESJARDINS FLORIEN
11817 BREMEN PT
PEYTON CO 80831-4509

GRAHAM JESSE
11829 BREMEN PT
PEYTON CO 80831-4509

NEUMAYER SARA FAITH
11841 BREMEN PT
PEYTON CO 80831-4509

MONTELLANO ALBERTO M
5021 TAFT BLVD
WICHITA FALLS TX 76308-5340

COBB BRANDON TERRY
11830 ASPLUND GRV
PEYTON CO 80831-4505

THOMPSON PAIGE R
11818 ASPLUND GRV
PEYTON CO 80831-4505

RITENOUR MARVIN R JR
11806 ASPLUND GRV
PEYTON CO 80831-4505

HIGH ALTITUDE
10271 HIDDEN PARK WAY
PEYTON CO 80831-8353

GAALEMA ERIK
5268 CASTLEWOOD CANYON CT
COLORADO SPRINGS CO 80924

SWINICKI THOMAS
11831 ASPLUND GRV
PEYTON CO 80831

GONZALEZ-MATUTE TASHA N
11843 ASPLUND GRV
PEYTON CO 80831-4505

BRAMHALL LARISSA C
11844 PEI GRV
PEYTON CO 80831-4502

WILSON MIRIAM
11832 PEI GRV
PEYTON CO 80831-4502

WEAVER MALCOLM E
11820 PEI GRV
PEYTON CO 80831-4500

GARDUNO ERNEST ELVIRO JR
11808 PEI GRV
PEYTON CO 80831-4500

BOWE NORVELL L
11809 PEI GRV
PEYTON CO 80831-4500

TRUITT TISH L
11821 PEI GRV
PEYTON CO 80831-4500

STIEGER DIANNA M
11833 PEI GRV
PEYTON CO 80831-4502

COOK BRANDON M
11845 PEI GRV
PEYTON CO 80831-4502

STEWART REBECCA C
7567 SOANE GRV
PEYTON CO 80831-4503

LINN CHARLES M
7577 SOANE GRV
PEYTON CO 80831-4503

BALBOA BRYAN
3125 BIRNAMWOOD DR
PEYTON CO 80831

SCIPPIO STEPHEN J
7568 SOANE GRV
PEYTON CO 80831-4503

BAKER DANIEL LARSON
7558 SOANE GRV
PEYTON CO 80831-4503

COURTYARDS AT WOODMEN HILLS
HOA
1445 MARKET ST STE 350
DENVER CO 80202-1719

RHOADES SHANNON BURT
7518 SOANE GRV
PEYTON CO 80831-4503

HOGAN NATHAN D
7508 SOANE GRV
PEYTON CO 80831-4503

PURCELL JOE C
7507 SOANE GRV
PEYTON CO 80831-4503

RAMIREZ ROBERT
7517 SOANE GRV
PEYTON CO 80831-4503

TIERNEY CAYTLIN R
7547 SOANE GRV
PEYTON CO 80831-4503

VERVERS JORDAN
7557 SOANE GRV
PEYTON CO 80831

HUMSI DANIEL
7556 GALLARD HTS
PEYTON CO 80831-4504

MARTIN ALEX O
PSC 2 BOX 13225
APO AE 09012-0133

JENSEN SAMUEL
7516 GALLARD HTS
PEYTON CO 80831-4504

COURTYARD AT WOODMEN HILLS
11605 MERIDIAN MARKET VW STE 124
PEYTON CO 80831-8238

COURTYARD AT WOODMEN HILLS
11605 MERIDIAN MARKET VW STE 124
PEYTON CO 80831-8238

COURTYARD AT WOODMEN HILLS
11605 MERIDIAN MARKET VW STE 124
PEYTON CO 80831-8238

COURTYARD AT WOODMEN HILLS
11605 MERIDIAN MARKET VW STE 124
PEYTON CO 80831-8238

WOOLSEY JOSHUA DAVID
7538 SOANE GRV
PEYTON CO 80831-4503

DOUGHTY SHAUN C
7528 SOANE GRV
PEYTON CO 80831-4503

ALLMOND AMY
7537 SOANE GRV
PEYTON CO 80831-4503

ROUSSEAU DANIEL T JR
7527 SOANE GRV
PEYTON CO 80831-4503

MAESTAS SAMANTHA ADELA
7536 GALLARD HTS
PEYTON CO 80831-4504

KAZADI JEAN PIERRE
7526 GALLARD HTS
PEYTON CO 80831-4504

WINDY RIVER RETAIL LLC
5390 N ACADEMY BLVD #250
COLORADO SPRINGS CO 80918-4066

BOARD OF COUNTY COMMISSIONERS
200 S CASCADE AVE STE 100
COLORADO SPRINGS CO 80903-2202

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COLORADO SPRINGS CO 80903-2202

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COLORADO SPRINGS CO 80903-2202

LG HI FALCON LLC
3500 MAPLE AVE STE 1600
DALLAS TX 75219-3936

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200 S CASCADE AVE STE 100
COLORADO SPRINGS CO 80903-2202

WULF FAMILY TRUST
11485 OWL PL
PEYTON CO 80831-8119

INFINITY MARKETING GROUP LLC
918 HOORNE AVE
COLORADO SPRINGS CO 80907-3934

GARRETT WILLIAM C
6025 LUTHER RD
COLORADO SPRINGS CO 80927-9622

GEORGE JOANN &
9750 TERCEL DR
PEYTON CO 80831-7018

HAGAN JAMES E & MARY L
2831 TECUMSEH RD
COLORADO SPRINGS CO 80920-3648

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

MILES KRISTOPHER D
11546 MOONROCK HTS
PEYTON CO 80831

PICAZO JESSE
11562 MOONROCK HTS
PEYTON CO 80831

PAISLEY CARLINE
11570 MOONROCK HTS
PEYTON CO 80831

HENSLEE TYLER A
11578 MOONROCK HTS
PEYTON CO 80831

REYES DAVID J
11586 MOONROCK HTS
PEYTON CO 80831

JONES LYNNETTE K
7808 LEIDEN PT
PEYTON CO 80831

SALCEDO JOSE
7818 LEIDEN PT
PEYTON CO 80831

WOLF CODY R
7828 LEIDEN PT
PEYTON CO 80831

JOHNSON STEPHEN
7829 LEIDEN PT
PEYTON CO 80831

JACKSON EZRA JR
7819 LEIDEN PT
PEYTON CO 80831

LEE LISA
7809 LEIDEN PT
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

SHAUGHNESSY THOMAS
7799 LEIDEN PT
PEYTON CO 80831

RODRIGUEZ KAYLA L
7789 LEIDEN PT
PEYTON CO 80831

TIMBY KYLER C
7779 LEIDEN PT
PEYTON CO 80831

ASPEN VIEW HOMES LLC
555 MIDDLE CREEK PKWY 500
COLORADO SPRINGS CO 80921

ASPEN VIEW HOMES LLC
555 MIDDLE CREEK PKWY 500
COLORADO SPRINGS CO 80921

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555 MIDDLE CREEK PKWY 500
COLORADO SPRINGS CO 80921

ASPEN VIEW HOMES LLC
555 MIDDLE CREEK PKWY 500
COLORADO SPRINGS CO 80921

DUPONT MICHAEL
11593 MOONROCK HTS
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

HARNED VINCENT C
11606 VARIAL GRV
PEYTON CO 80831

HULL BRYAN
11618 VARIAL GRV
PEYTON CO 80831

ROSENBERG SARAH
11630 VARIAL GRV
PEYTON CO 80831

SHAFFER WILLIAM H
11642 VARIAL GRV
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

STEPANINN SARKIS
11654 VARIAL GRV
PEYTON CO 80831

ASPEN VIEW HOMES LLC
555 MIDDLE CREEK PKWY STE 380
COLORADO SPRINGS CO 80921

HALL THADDAUS A III
11641 VARIAL GROVE
PEYTON CO 80831

BARRERA ABEL R
11629 VARIAL GRV
PEYTON CO 80831

OGUNWO ADEKOYA ADEMOLA II
11617 VARIAL GROVE
PEYTON CO 80831

LEHMANN CANDACE A
11605 VARIAL GRV
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

FUNCK JOSEPH L
11608 DUCAL PT
PEYTON CO 80831

GERARDI ANTHONY R
11622 DUCAL PT
PEYTON CO 80831

CHAPMAN JAMES E
11636 DUCAL PT
PEYTON CO 80831

MCCOY DAVID M
11650 DUCAL PT
PEYTON CO 80831

ARANCIBIA BRANWICK
11664 DUCAL PT
PEYTON CO 80831

VIGIL JACOB
11663 DUCAL PT
PEYTON CO 80831

NUNEZ ORLANDO COLON
11649 DUCAL PT
PEYTON CO 80831

VILLAFANE MARICELIS
11635 DUCAL PT
PEYTON CO 80831

TANNER REBECCA
11621 DUCAL PT
PEYTON CO 80831

BEELER JASON W
11607 DUCAL PT
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

ZARKOVACKI LOUIS N
11610 SHAOLIN GRV
PEYTON CO 80831-8657

RAMIREZ ALFREDO MONTERO
248 W ARBOR VITAE
INGLEWOOD CA 90301-3751

MCMILLAN EVERETT CHARLES
11650 SHAOLIN GRV
PEYTON CO 80831-8657

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

PAK LILY H
826 SADDLE HORN TRL
VACAVILLE CA 95687

CAMPBELL CHRISTOPHER A
11565 DUCAL PT
PEYTON CO 80831

ODELL PAMELA K
11566 DUCAL PT
PEYTON CO 80831

GARBER ERIK M
11580 DUCAL PT
PEYTON CO 80831

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

MIKULAS BENJAMIN
7707 SWINGARM GRV
PEYTON CO 80831

RUTLEDGE CARLA
7727 SWINGARM GRV
PEYTON CO 80831

SAETEURN JONATHAN
7747 SWINGARM GRV
PEYTON CO 80831

ASHLOCK GERALD G II
11553 MOONROCK HTS
PEYTON CO 80831

WOODMEN HILLS METROPOLITAN
DIST
8046 EASTONVILLE
PEYTON CO 80831-6175

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS CO 80906-7207

ISHAM JULIANNE HAZELTON
11587 FARNESE HTS
PEYTON CO 80831-8213

COHEN LUCAS S P
11573 FARNESE HTS
PEYTON CO 80831-8213

BRATRISOVSKY JOSEPH
11572 FARNESE HTS
PEYTON CO 80831-8213

FURNISH DONALD R
11586 FARNESE HTS
PEYTON CO 80831-8213

HERRING GLEN
11614 FARNESE HTS
PEYTON CO 80831-8215

CONDREAY RICHARD JOE
11628 FARNESE HTS
PEYTON CO 80831-8215

SIMPSON CLINTON D
11642 FARNESE HTS
PEYTON CO 80831-8215

HOLLOWAY DOUGLAS
11656 FARNESE HTS
PEYTON CO 80831-8215

HUNT JEFFREY SCOTT II
11670 FARNESE HTS
PEYTON CO 80831-8215

FREEMAN MARTHA B LIVING TRUST
11657 FARNESE HTS
PEYTON CO 80831-8215

STUART LARRY C
11643 FARNESE HTS
PEYTON CO 80831-8215

MUSICK BILLY
11629 FARNESE HTS
PEYTON CO 80831-8215

PATTERSON VALERIE DIANE
11615 FARNESE HTS
PEYTON CO 80831-8215

RAMOS-LOPEZ MARCOS R
11670 SHAOLIN GRV
PEYTON CO 80831-8657

BENJAMIN MICHAEL J
11690 SHAOLIN GRV
PEYTON CO 80831-8657

MILLER SHARRA M
11669 SHAOLIN GRV
PEYTON CO 80831-8657

HASENKAMPER PATRICIA
11649 SHAOLIN GRV
PEYTON CO 80831-8657

KRYDER JOHN LEROY
11629 SHAOLIN GRV
PEYTON CO 80831-8657

HLADCHUK JONATHAN
7519 VIGNOLA HTS
PEYTON CO 80831-8231

ROBERTS JONATHAN
11585 LOUVRE PT
PEYTON CO 80831-8225

SMITH LAURI C
11571 LOUVRE PT
PEYTON CO 80831-8225

BOSTELMAN SETH D
11570 LOUVRE PT
PEYTON CO 80831-8225

HARMON GAREY R
11584 LOUVRE PT
PEYTON CO 80831-8225

BOARD OF COUNTY COMMISSIONERS
200 S CASCADE AVE STE 100
COLORADO SPRINGS CO 80903-2202

WAL-MART REAL ESTATE
PO BOX 8050 M/S 0555
BENTONVILLE AR 72712-8055

FIRSTBANK OF EL PASO COUNTY
12345 W COLFAX AVE
DENVER CO 80215-3742

AUTOZONE DEVELOPMENT
CORPORATION
123 S FRONT ST DEPT 8088
MEMPHIS TN 38103-3607

REGENCY REALTY GROUP INC
PO BOX 790830
SAN ANTONIO TX 78279-0830

FALCON HIGHLANDS METRO DISTRICT
8390 E CRESCENT PKWY STE 600
ENGLEWOOD CO 80111-2814

1680 E WOODMEN RD

Market Value \$211,987



5300000589
LG
HI
FALCON
LLC



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

*158
Owner
1/2/18*