

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

August 31, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after September 14, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: SF2617, Falcon Reserve Final Plat

Project Description: Request for Final Plat for Falcon Reserve for 160 single-family detached lots in the RM-12 (Residential, Multi-Dwelling) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Babcock Land Corp
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903

Applicant/Representative:

Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
Ross.Friend@matrixdesigngroup.com

Tax ID/Parcel No.: 5225400001

Zoning District: RM-12 (Residential, Multi-

Location of Project: Stapleton Drive & N Meridian
Road

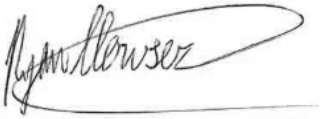
Dwelling)

Land Size: 40.00 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/209679>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Howser", enclosed within a large, loopy oval shape.

Ryan Howser – Planner

El Paso County Planning & Community Development

(719) 520-6049 RyanHowser@elpasoco.com

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF ADMINISTRATIVE DETERMINATION

