

Falcon is a geographical area of El Paso County, not a city. Falcon is part of an unincorporated part of El Paso County. The post offices are regulated, financed and maintained by the federal government. Article I, section 8, Clause 7 of the U.S. Constitution grants Congress the power to establish post offices and post roads, which has been interpreted as a de facto Congressional monopoly over the delivery of first-class residential mail—which has been defined as non-urgent residential letters (not packages) and a letter is treated as a contract especially when paying bills, and can be ruled binding especially when money is involved. It is also important to understand the relationship between the two parties of an estate in real property, a trust, a governmental subdivision, a state, the United States.

That means a “Bill of Particulars” is being requested: which is a detailed listing of charges or claims brought in a legal action or of a defendant's response or counterclaim, a bill of particulars is a discovery tool that can be used by a respondent to figure out what the other party is claiming happened.

In constitutional law, an unincorporated amendment of the U.S. Constitution is one that only applies to the federal government, and does not limit the power of state governments. Colorado law limits the types of services that county governments can provide to residents. Therefore, Districts are created to fill the gaps that may exist in the services counties provide and the services the residents may desire. The majority of districts draw their boundaries in unincorporated county land, but residents of a municipality may be included in one or more districts. As political subdivisions of the State of Colorado, special districts are required to submit a number of required filings to various state agencies throughout the year. These filings are primarily financial, but also include election results, lists of boards of directors, and others.

Falcon under Title 32 of Colorado is a special district of local governments that provide services for infrastructure to promote the health, safety, prosperity, security, and general welfare of the inhabitants of the district.

Although the Colorado Springs city government has called future annexation of Black Forest and Falcon unlikely, its 2006 plan stated that incorporation of those communities may affect whatever plans the city has for expansion. “When you become a city, you’re able to set sales tax rates that can be a base of revenue” because Falcon is not a city and these benefits do not apply to us tax payers but for to the big businesses that are buying up the land.

Which leads to the question, *when is the city responsible for sewer lines and plumbing repair?* There are some cases where the city or municipality will be held responsible to fix, while others will leave the homeowner responsible. Sewer laterals are the underground pipes that connect your home wastewater to the main sewer line in the street. Homeowners are responsible for their sewer laterals, while problems with the public sewer main line are managed by the city or municipality. Cities and municipalities will be held accountable for problems with the public sewer main. This means, the city maintains the public storm water system contained within dedicated storm drainage easements. The city is responsible for maintaining the public drainage system and structures within the easement to allow for proper function of the system. The cause of the problem and possible solutions; need to be addressed, the city cannot recommend a particular contractor or undertake any work outside a city easement.

Homes with basements like mine have been experiencing sewer backups as a result of a clogged municipal sewer system due to lower drains because this is happening we have to call our local city or municipality to help rectify the issue. Although the city is accountable for problems starting at the main underground sewer pipe, homeowners are responsible for plumbing repairs for the pipes running from their home drainage system.

This board may want to investigate The Colorado Springs Real Estate Journal News Paper on October 13, 2008 because WHERE DID THAT 17.3 MILLION DOLLARS WITH FEDERAL AID GO that was funded by El Paso County and the Woodmen Road Metropolitan District, and The El Paso Country Department of Transportation that was overseeing the project with R.E Monks Construction was the main contractor overseeing the project for the CDOT project which paved the way for Luxury Senior Living Falcon, CO Falcon is a small town in the eastern side of unincorporated El Paso. For those looking for independent living near Colorado Springs, Within Falcon County we are the absolute closest community know as Falcon Highlands, it is located at the corner of E Woodmen Road and Highway 24, behind the Wal-Mart Supercenter in Peyton, CO. This neighborhood's prime location offers quick access to shopping in Falcon while providing direct access to the Powers Corridor via E Woodmen Road. Many of the homes in Falcon Highlands were built on oversized lots with basements because Falcon Highlands subdivision is comprised of quarter acre and half acre. Each property within the City of Colorado Springs is part of a zone district, which is a delineated area in which all land and structures are governed by a specific group of use and development standards. The City is organized into residential, commercial, office,

industrial and public facility zones. Remember newspapers are self-authenticating under Rule 902(6) of the Federal Rules of Evidence.

Falcon is not a city. According to the El Paso County assessor's office, Falcon is an unincorporated area. Peyton is also an unincorporated area of El Paso County but it contains a post office. The Assessor is responsible for discovering, listing, classifying, and valuing all property in the county in accordance with state laws. It is the Assessor's duty to determine the actual and taxable value of property. The Assessor estimates a value for the property and consolidates the levies; the Treasurer then mails a tax bill to the property owner. The Assessor mails Declaration Schedules and taxpayers must return them to the Assessor by mail. This means Roads generally should be public, **MUST BE MAINTAINED**, and **MUST BE PASSABLE** for carrier vehicles on a year round basis.

El Paso county master plan adopted 26 May 2021 Tracey Garcia Executive Assistant - Serves as a foundation to assist with zoning regulations, subdivision regulations, the official zoning map, flood hazard regulations, annexation decisions and other decisions guided by these regulations. Amendments to these regulations are made as needed to support the long-term objectives of the Plan Under the 1965 Municipal Annexation Act. Infrastructure while residents of unincorporated areas also utilize municipal owned/maintained roads, the lack of funding for County roads makes the former a more significant issue. Increased traffic resulting from new development will further strain resources devoted to providing and maintaining County roads in Suburban Develop!

### **Tax Entity and Levy Information**

#### [County Treasurer Tax Information](#)

Tax Area Code: **SEK** which falls under COUNTY TREASURER, 40.713. Ad Valorem Tax Revenue. Revenue reported may be incomplete or unaudited which means property taxes levied on real estate **or personal property** or sales tax for revenue receives into the treasury for public use. The **Office of the Treasurer** is

responsible for the collection and distribution of property taxes in compliance with Colorado Statutes.

The Treasurer serves as the banker and investment officer for all County funds. Interest earnings provide an additional source of revenue for the County and its various agencies.

**FALCON HIGHLANDS METROPOLITAN 40.713-CLIFTONLARSONALLEN LLP**