



NOTES:

1. WATER, SEWER AND GAS MAINS TO BE "BY OTHERS".
2. THIS CONTRACT TO BE RESPONSIBLE FOR PROVIDING WATER, SEWER AND GAS SERVICES FROM BUILDING AND CONNECT TO UTILITIES STUB-OUTS ON MAINS.
3. ALL CURB ALONG DRIVES AND PARKING AREAS TO BE COLORADO SPRINGS STANDARD MEDIAN CURB- 6" CURB AND 1' GUTTER.
4. ALL WORK IN OLD MERIDIAN ROAD IS CURRENTLY UNDER CONSTRUCTION BY EL PASO COUNTY CONTRACTOR.

NEW FALCON FIRE STATION NO. 3

NEW STATION SITE PLAN
FALCON, COLORADO

Project No.: 20005
Sheet: 1 of 1

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6648
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

H Scale: 1" = 30'
V Scale:
Designed By: N/A
Drawn By: BRH
Checked By: DLK
Date: 12/24/19

No.	Description	By	Date

CALL BEFORE YOU DIG ...

DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR GAS, ELECTRIC, WATER AND WASTEWATER.



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

April 22, 2020

Re: **FALCON FIRE PROTECTION DISTRICT – Adjoining Property Owner Letter
APN 53124-00-015 & 014**

To Whom It May Concern:

This letter is being sent to you because **FALCON FIRE PROTECTION DISTRICT** is proposing a Metro District construction project on District property in El Paso County. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact(s) noted below. 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 AND COMMUNITY DEVELOPMENT 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.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner of the above referenced property in this application for a Location Approval for a new Fire Station to replace the existing Fire Station and an Exemption Plat for the same property (see attached Exhibit).

The subject area is a portion of the South Half of Section 12, Township 13 South, Range 65 West of the 6th P.M., in El Paso County, Colorado. It is west of Old Meridian Road and adjacent to US Highway 24. The specific property-of-interest is a 5.424-acre parcel that was originally part of the Chicago, Rock Island and Pacific Railroad Right-of-Way and is zoned PUD.

A new fire station facility is planned for this development. Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION and gas service is to be provided by CSU. Fire protection is to be provided by the FALCON FIRE PROTECTION DISTRICT. The existing fire station will be remodeled for administration offices.

This application is in complete conformance with the Falcon/Peyton Community Plan and is a normal continuation of the development process. There are no planned variance or waiver requests anticipated.

Owner: FALCON FIRE PROTECTION DISTRICT
Chief Trent Harwig
7030 Old Meridian Road
Falcon, CO 80831
(719) 495-4050

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Daniel L. Kupferer', is written over a horizontal line.

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80920

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate) \$2.85

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 \$0.55

Total Postage and Fees \$6.95

Sent To **531240017**

Street and A **Brian M. Moody**

City, State **Better Land, LLC**

8605 Explorer Drive, Suite 250

Colorado Springs, CO 80920

Postmark Here **JUN - 3 2020**

06/03/2020

PS Form 3800

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate) \$2.85

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 \$0.55

Total Postage and Fees \$6.95

Sent To **531240016**

Street and A **Falcon Highlands Metro District**

City, State **111 S. Tejon Street, Suite 70**

Colorado Springs, CO 80903

Postmark Here **JUN - 3 2020**

06/03/2020

PS Form 3800

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate) \$2.85

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 \$0.55

Total Postage and Fees \$6.95

Sent To **531240018**

Street and A **City of Colorado Springs**

City, State **30 S. Nevada, Suite 502**

Colorado Springs, CO 80903

Postmark Here **JUN - 3 2020**

06/03/2020

PS Form 3800

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate) \$2.85

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 \$0.55

Total Postage and Fees \$6.95

Sent To **430720013**

Street and A **EI Paso County**

City, State **200 S. Cascade Ave, Ste 150**

Colorado Springs, CO 80903

Postmark Here **JUN - 3 2020**

06/03/2020

PS Form 3800

=====

TEMPLETON
 4356 MONTEBELLO DR
 COLORADO SPRINGS, CO 80918-9998
 071815-0618
 (800)275-8777
 06/03/2020 12:57 PM

=====

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80903) (Weight:0 Lb 1.00 Oz) (Estimated Delivery Date) (Saturday 06/06/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70183090000212459742)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940258180034144828)			\$2.85
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80920) (Weight:0 Lb 0.90 Oz) (Estimated Delivery Date) (Saturday 06/06/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70183090000212459728)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940258180034144804)			\$2.85
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80903) (Weight:0 Lb 1.00 Oz) (Estimated Delivery Date) (Saturday 06/06/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70183090000212459735)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940258180034144798)			\$2.85
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80903) (Weight:0 Lb 1.00 Oz) (Estimated Delivery Date) (Saturday 06/06/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70183090000212459711)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940258180034144811)			\$2.85
Total:			\$27.80
Credit Card Remitd (Card Name:VISA) (Account #:XXXXXXXXXXXX3999) (Approval #:025721) (Transaction #:448) (AID:A0000000980840) (AL:US DEBIT) (PIN:Not Required)			\$27.80

=====