



EL PASO COUNTY

Department of Planning
& Community Development

February 14, 2025

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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

PCD File No.: SF255, The Commons at Falcon Field Filing No. 2

Project Description: Replat of Tract A The Commons at Falcon Field Filing No. 1 as The Commons at Falcon Field Filing no. 2, a residential subdivision per the approved Preliminary Plan. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Proterra Properties
1864 WOODMOOR DR, SUITE 100
MONUMENT, CO 80132
srossoll@proterraco.com
719-476-0800

Applicant/Representative:

DREXEL BARRELL & CO. c/o KATE VARNUM
101 SAHWATCH ST, SUITE 100
COLORADO SPRINGS, CO 80903
kvarnum@drexelbarrell.com
719-260-0887

Tax ID/Parcel No.: 4307000001 & 4307200015

Location of Project: Woodmen Road & Highway 24

Zoning District: CR (Commercial Regional)

Land Size: 57.67 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/202184>

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".

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 LAND-USE APPLICATION

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	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: SF255 PARCEL NO.: 430700001 & 4307200015 OWNER: Proterra Properties ADDRESS: Woodmen Road & Highway 24</p>	