

**EL PASO COUNTY
PARCEL INFORMATION**

FILE NO.:

SF2617

PARCEL NO.:

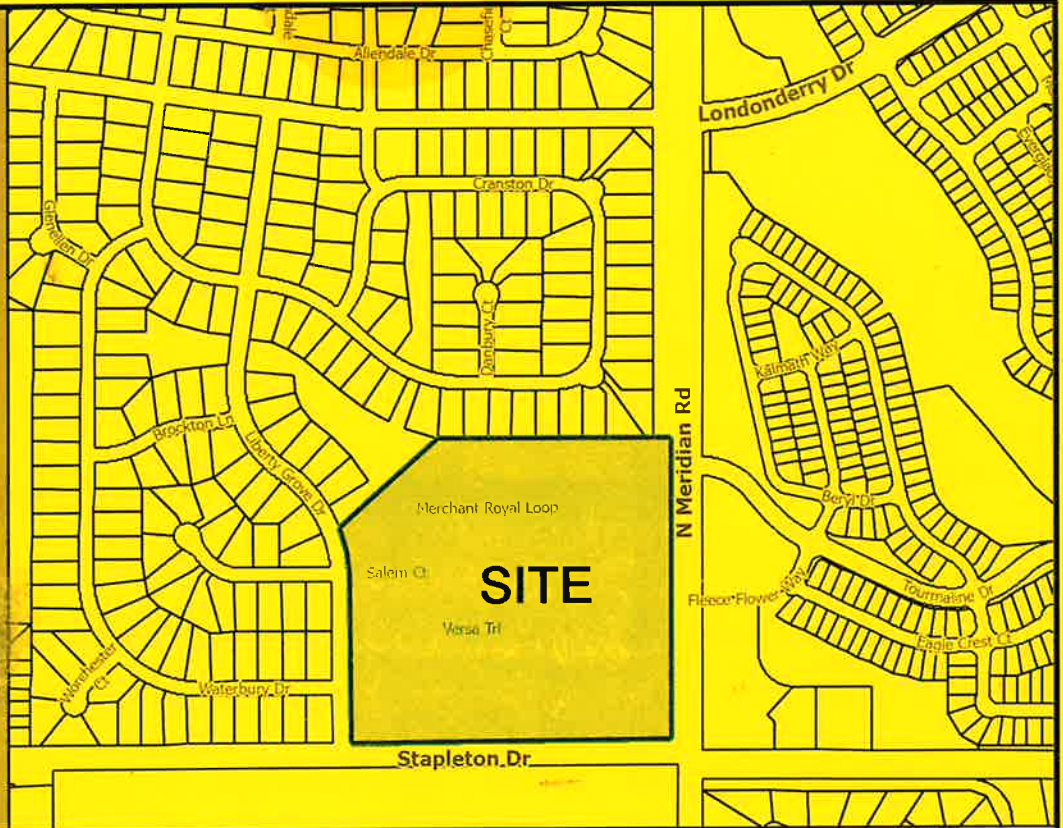
5225400001

OWNER:

Babcock Land Corp

ADDRESS:

Stapleton Drive & N
Meridian Road



Please report any parcel discrepancies to:
El Paso County Assessor

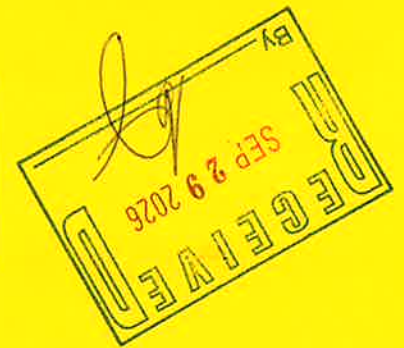
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NOTICE OF ADMINISTRATION

4230316015
6476 LAZY STREAM WAY
COLORADO SPRINGS, CO 80923-4437
RETURN TO SENDER
FORWARD TIME EXP. RTN TO SENDER
4230316015
6476 LAZY STREAM WAY
COLORADO SPRINGS, CO 80923-4437

4230316015
MOHN XAVIER
6476 LAZY STREAM WAY
COLORADO SPRINGS, CO 80923-4437



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



DENVER CO 802
2-SEP 2026 PM 3-4
FIRST-CLASS



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

Colorado Springs, CO 80920

(719) 575-0100

Ross.Friend@matrixdesigngroup.com

Tax ID/Parcel No.: 5225400001

Zoning District: RM-12 (Residential, Multi-Dwelling)

Location of Project: Stapleton Drive & N Meridian Road **Land Size:** 40.00 Acres

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

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

Respectfully,

Ryan Howser – Planner

El Paso County Planning & Community Development

(719) 520-6049 RyanHowser@elpasoco.com

2880 International Circle, Suite 110 | Colorado Springs, Colorado | 80910

www.planningdevelopment.elpasoco.com | plnweb@elpasoco.com | 719.520.6300

**EL PASO COUNTY
PARCEL INFORMATION**

FILE NO.:

PUDSP264

PARCEL NO.:

5200000570, 5200000577,
5200000589, 5200000590,
& 5200000591

OWNER:

Sugar Daddy's LLC

ADDRESS:

Research Pkwy, Black
Forest Rd, & Vollmer Rd



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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BC: 80910610799 *1779-01273-19-27

NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD

NOTICE OF LA



5305219030
RAYMOND R GREEN AND LINDA L GREEN
REVOCABLE TRUST
8794 VANDERWOOD RD
COLORADO SPRINGS, CO 80908-5659



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

US POSTAGE PITYNEY BOWES
ZIP 80910 \$000.780
02 ZH 0006234513 SEP 09 2026



FIRST-CLASS

EL PASO COUNTY



PLANNING AND COMMUNITY DEVELOPMENT

September 8, 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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: PUDSP264, Schmidt PUD Preliminary Plan

Project Description: PUD Preliminary Plan creating 280 units including 52 attached single-family units and 228 detached single-family units on 58.6 acres including public right of way and tracts for private streets, open-space, landscaping, drainage, and utilities. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Sugar Daddy's LLC
NES Inc.
Applicant/Representative:

1601 N Franklin Street

Colorado Springs, CO 80907

Colorado Springs, CO 80903
(719) 471-0073
abarlow@nescolorado.com

Tax ID/Parcel No.: 5200000570, 5200000577, 5200000589,
Zoning District: RS-5000
Land Size: 66.41 Acres
Location of Project: Research Pkwy, Black Forest Rd, & Vollmer Rd
(Residential Suburban)

View project documents online (EDARP): <https://epcddevplanreview.com/Public/ProjectDetails/213283>

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

Respectfully,

Kari Parsons

Kari Parsons - Planner

El Paso County Planning & Community Development

(719) 520-6306 kari@elPASOCO.com

2880 International Circle, Suite 110 | Colorado Springs, Colorado | 80910

www.planningdevelopment.elPASOCO.com | plnweb@elPASOCO.com | 719.520.6300

US POSTAGE
IMMEDIATELY
BOWEN



ZIP 80910
02 7H
0006234513
SEP 09 2026

\$ 000.780



PLANNING AND COMMUNITY DEVELOPMENT

September 8, 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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: PUDSP264, Schmidt PUD Preliminary Plan

Project Description: PUD Preliminary Plan creating 280 units including 52 attached single-family units and 228 detached single-family units on 58.6 acres including public right of way and tracts for private streets, open-space, landscaping, drainage, and utilities. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Sugar Daddy's LLC
1601 N Franklin Street
Colorado Springs, CO 80907

619 N Cascade Avenue
Colorado Springs, CO 80903

(719) 471-0073

Zoning District: RS-5000

Location of Project: Research Pkwy, Black Forest Rd, & Vollmer Rd

Land Size: 66.41 Acres

View project documents online (EDARP): <https://epcddevplanreview.com/Public/ProjectDetails/213283>

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

Respectfully,

Kari Parsons

Kari Parsons- Planner

El Paso County Planning & Community Development

(719) 520-6306 kariParsons@elpasoco.com