

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.

See page 4 for notification instruction

Insert Project Number
AL-20-009

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

No.	Description	By	Date

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

Land Development Consultants, Inc.
PLANNING - SURVEYING
www.ldc-inc.com TEL: (719) 238-6133 FAX: (719) 528-6848
3888 MAUZELAND ROAD COLORADO SPRINGS, CO 80909

FALCON FIRE PROTECTION DISTRICT
NEW STATION SITE PLAN
FALCON, COLORADO

Project No.: 20005
Sheet: 1 of 1



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.

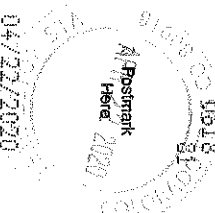
LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

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Sent To **Diamond Shamrock**
 Street an **c/o Valero Energy Corp Tax Dept.**
 City State **PO Box 690220**
San Antonio, TX 78269-0110

PS Form 3800, 11/07

8547 1245 0002 0000 0600 0102

TEMPLETON
 4356 MONTEBELLO DR
 COLORADO SPRINGS, CO 80918-9998
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 (800)275-8777
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(9590940241848121696338)			

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(9590940241848121696321)			

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 (Saturday 04/25/2020)

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Return Receipt			\$2.85
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 (PEYTON, CO 80831)
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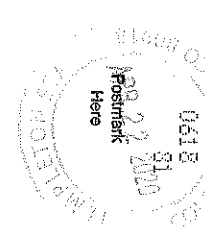
Total : \$41.70

Credit Card Remitd \$41.70
 (Card Name: VISA)
 (Account #: XXXXXXXXXXXX2239)
 (Approval #: 044217)
 (Transaction #: 123)
 (AID: A000000980840
 (AL: US DEBIT)
 (PIN: Not Required)

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Sent To: **Cygnat Land, LLC**
 630 Southpointe Ct, Suite 200
 Colorado Springs, CO 80906

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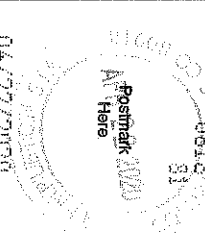


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 6485 Alibi Circle
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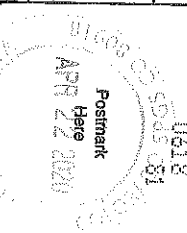


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 7025 Old Meridian Road
 Peyton, CO 80831

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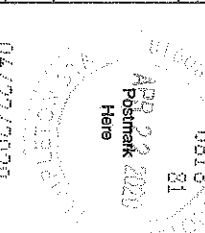


Sent To: **GEB Holdings, LLC**
 1755 Jet Stream Drive
 Colorado Springs, CO 80921

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Sent To: **Sedlak Family Trust**
 Clark, Laurie A., Trustee
 Thomas, Lisa A., Trustee
 7060 Old Meridian Road
 Peyton, CO 80831

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 Postage \$0.55
 Total Postage and Fees \$6.95



Sent To: **Cygnat Land, LLC**
 Tamlin Ventures, LLC
 630 Southpointe Ct, Suite 200
 Colorado Springs, CO 80906

Please notify
 Falcon Highlands Metro District.
 Parcel # 5312400016
 CITY OF COLORADO SPRINGS
 Parcel # 5312400018
 Brian Moody and Better Land LLC
 Parcel # 5312400017
 El Paso County Parcel # 4307207013