



February 17, 2021

**RE: 7585 Falcon Market PI, Falcon CO – New Development**

Dear Adjacent Property Owner,

This letter is being sent to you because Kimley-Horn and Associates on behalf of Halle Properties is proposing a land use project in El Paso County at the referenced location (see attached vicinity map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts referenced below. Prior to any public hearing on this proposal, if applicable, 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 Department. At that time, you would also 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 the proposal.

The site is located at the above referenced address near the northwest corner of the intersection of East Woodmen Road and Meridian Road in Falcon, CO. The site is part of the previously platted Falcon Marketplace Master Development, residing on Lot 4 specifically. The site consists of 1.172 acres of vacant land and is currently zoned as Commercial Regional (CR).

On behalf of Halle Properties, we are requesting that the county approve a Special Use Permit and Site Development Plan for an auto repair commercial development (Discount Tire Store) with adjacent parking, landscaping, and utilities to be located within the Commercial Regional (CR) zone. Access to the site will be shared with Lot 3, Falcon Marketplace. The site plan has been prepared in accordance with El Paso County criteria as well as with guidelines provided by the master developer to ensure a comprehensive and fluid development.

For questions specific to this project, please contact:

**Owner**

Evergreen-Meridian & Woodmen, LLC  
2390 Ease Camelback Road, Suite 410  
Phoenix, AZ 85016  
Contact: Karen Ortiz  
Tel: (602) 567-7115

**Developer**

Halle Properties, LLC  
20225 N. Scottsdale Road  
Scottsdale, AZ 85255  
Contact: Leslie German  
Tel: (480) 606-6845

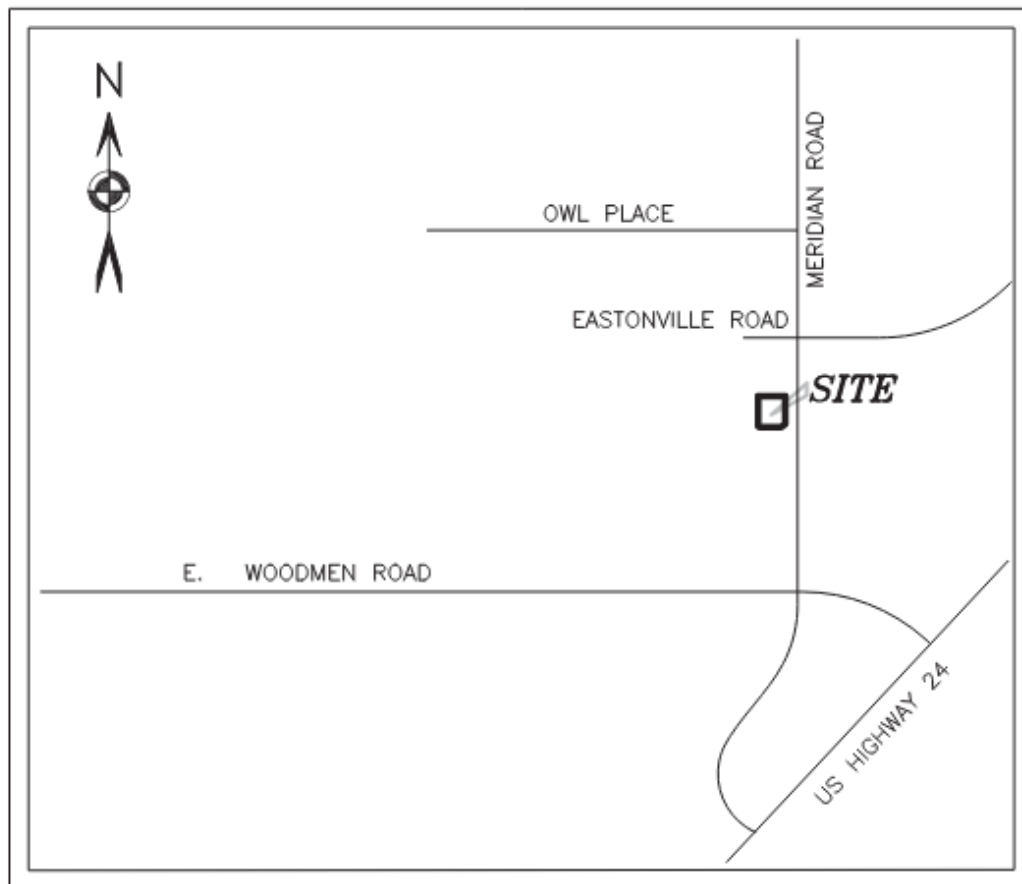
**Consultant (Civil & Landscape)**

Kimley-Horn and Associates, Inc.  
2 N. Nevada Ave., Suite 300  
Colorado Springs, CO 80903  
Contact: Mitchell Hess  
Tel: (719) 453-0180

**El Paso County**

Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Contact: Ryan Howser  
Email: RyanHowser@elpasoco.com

Mitchell Hess, P.E.  
Civil Engineering Project Manager



VICINITY MAP  
(NOT TO SCALE)



KIMLEY HORN & ASSOC., INC.  
4582 S. ULSTER ST. #1500  
DENVER, CO 80237

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

DILLON COMPANIES LLC  
C/O KROGER CO  
1014 VINE ST  
CINCINNATI OH, 45202-1111  
EVERGREEN-MERIDIAN 8  
7520 FALCON MARKET PL  
PEYTON CO. 80831

CINCINNATI OH, 45202-1100  
EVERGREEN-MERIDIAN & WOODMEN LLC  
7520 FALCON MARKET PL  
PEYTON CO. 80831

COURTYARD AT WOODMEN HILLS  
HOMEOWNERS ASSOCIATION INC  
11605 MERIDIAN MARKET VW STE 124  
PEYTON, CO 80831-8238  
PAIGE AND MATTHEW THOMPSON  
11818 ASPLUND GRV  
PEYTON CO. 80831-4505

PAIGE AND MATTHEW THOMPSON  
11818 ASPLUND GRV  
PEYTON CO, 80831-4505

JOSEPH AND VALERIA GANDARA  
11806 ASPLUND GRV  
PEYTON CO, 80831-4505

BILLI-JO BYRNE  
11807 ASPLUND GRV  
PEYTON CO, 80831

ERIK GAALEMA  
3268 CASTLEWOOD CANYON CT  
COLORADO SPRINGS CO, 80924-8209  
SONYA AND MALCOLM WEAVER  
1820 PEI GRV  
PEYTON CO, 80831-4500

SONYA AND MALCOLM WEAVER  
11820 PEI GRV  
PEYTON CO, 80831-4500

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
2	2

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9098

**Complete in ink**

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