



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type
(Note: each request requires completion of a
separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☒ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Other _____

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: _____

This application form shall be accompanied by all
required support materials.

PROPERTY INFORMATION: Provide information to identify properties and
the proposed development. Attached additional sheets if necessary.

Property Address(es): 7585 Falcon Market Place	
Tax ID/Parcel Numbers(s) 5301402002	Parcel size(s) in Acres: 1.172
Existing Land Use/Development: Vacant	Zoning District: CR (Commercial Regional)

- ☐ Check this box if **Administrative Relief** is being requested in
association with this application and attach a completed
Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association
with this application for development and attach a completed
Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or
organization(s) who own the property proposed for development.
Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): Halle Properties, LLC	
Mailing Address: 20225 N. Scottsdale Road, Scottsdale, AZ 85255	
Daytime Telephone: (480) 606-6845	Fax:
Email or Alternative Contact Information: Leslie German, leslie.german@discounttire.com	

Description of the request: *(attach additional sheets if necessary):*

Application for review of a site development plan for a
proposed Discount Tire store with adjacent landscape and
parking areas within the Falcon Marketplace Master
Development.

For PCD Office Use:

Date:	File #:
Rec'd By:	Receipt #:
DSD File #:	



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): Joseph Menke	
Mailing Address: 2 North Nevada Ave. Suite 300 Colorado Springs, CO 80903	
Daytime Telephone: 719-284-7310	Fax: N/A
Email or Alternative Contact Information: joseph.menke@kimley-horn.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Matthew Johnson	
Mailing Address: 20225 N. Scottsdale Road, Scottsdale, AZ 85255	
Daytime Telephone: (480) 606-5758	Fax:
Email or Alternative Contact Information: matthew.johnson@discounttire.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: 
(Authorized Agent)

Date: 8-5-2021

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: Joseph Menke

Date: 8/02/2021

**CERTIFIED COPY OF RESOLUTIONS
OF
HALLE PROPERTIES, L.L.C.
An Arizona Limited Liability Company**

The undersigned hereby certifies that she is the President of the Managing Member of Halle Properties, L.L.C., an Arizona Limited Liability Company, hereafter referred to as the "Company", and that the following is a full, true and correct copy of resolutions duly adopted by the Members of said Company and that this resolution is in full force and effect and has not been amended, suspended or repealed.

RESOLVED, that Matthew Johnson is agent of Halle Properties, L.L.C., and in such capacity, and hereby is, authorized and empowered, for and on behalf of the Company as an authorized agent of the Company, to take such acts and execute such documents, appropriate or advisable in connection with the business of the Company, such business to include, without limitation, the development and construction of real property.

IN WITNESS WHEREOF, I have hereunto set my hand of the day and years stated herein.

HALLE PROPERTIES, L.L.C.
An Arizona Limited Liability Company
By: Wilanna, Inc., an Arizona corporation
Managing Member

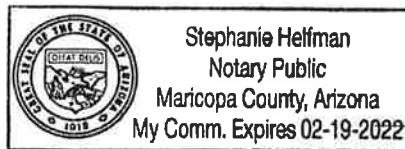
By: Lisa M. Pedersen
Lisa M. Pedersen
Its: President

State of ARIZONA)
)
County of MARICOPA)

Before me the undersigned Notary Public, on this 2nd day of July, 2020, personally appeared Lisa M. Pedersen, who acknowledged to be President of Wilanna, Inc., an Arizona corporation, the Managing Member of Halle Properties, L.L.C., and that she, being authorized to do, executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Official Seal



Stephanie Helfman
Notary Public

My commission Expires: 2/19/2022