

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 01/07/2022

SUBDIVISION NAME:

FALCON MARKETPLACE ← LOT 1a and 11A

County EL PASO

this should just have two lots not the whole development

Type of Submittal:

Request for Exemption \_\_\_\_\_  
 Preliminary Plan \_\_\_\_\_  
 Final Plat X \_\_\_\_\_

SUBDIVISION LOCATION: Township 13S Range 65W Section 1 1/4  
SE

OWNER(S) NAME

EVERGREEN-MERIDIAN & WOODMENT, LLC ADDRESS  
2390 EAST CAMELBACK ROAD, SUITE 410  
PHOENIX, AZ 85016

SUBDIVIDER(S) NAME

AS ABOVE

ADDRESS \_\_\_\_\_

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family			
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
Street			
Walkways			

2 lots (acreage total)

SEE TABLE (PAGE 3 FOR USE AND ACREAGE BREAKOUT)

<del>Dedicated School Sites</del>			
<del>Reserved Park Sites</del>			
<del>Private Open Areas</del>			
<del>Easements</del>			
<del>Other (specify)</del>			
<b>TOTAL</b>			

Acreage of the 2 lots

\* (By map measure)

Estimated Water Requirements 9,100 gallons/day  
(gallons/day).

is this for the 2 lots?

Proposed Water Source(s)  
WOODMEN HILLS METRO DISTRICT

Estimated Sewage Disposal Requirement 4,816 gallons/day  
(gallons/day).

Proposed Means of Sewage Disposal  
WOODMEN HILLS METRO DISTRICT

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_  
Remarks (if exemption, state reason): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

**FALCON MARKETPLACE**  
**SUBDIVISION SUMMARY**

1A & 11A

USE	ACRES	% OF TOTAL AREA
COMMERCIAL	25.34	71.0%
DETENTION POND #1 - TRACT A	5.90	16.5%
OPEN CHANNEL - TRACT B	0.44	1.2%
PUBLIC ROW	4.02	11.3%
TOTAL	35.70	

just the total for the two lots only- the rest of the subdivision is not included in this replat

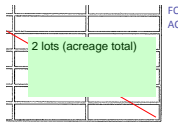
# Subdivision Summary Sheet\_V1.pdf Markup Summary 1-27-2022

dsdparsons (7)



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this should just have two lots not the whole development



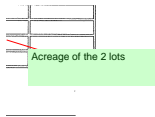
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2 lots (acreage total)



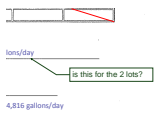
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LOT 1a and 11A



**Subject:** Text Box  
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Acreage of the 2 lots



**Subject:** Callout  
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**Space:**

is this for the 2 lots?



**Subject:** Callout  
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**Date:** 1/27/2022 1:18:15 PM  
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just the total for the two lots only- the rest of the subdivision is not included in this replat

**Subject:** Callout

1A & 11A

**Page Label:** 3

**Author:** dsdparsons

**Date:** 1/27/2022 1:18:22 PM

**Status:**

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**Layer:**

**Space:**

USE	ACRES	% OF TOTAL AREAS
	21.34	71.0%