

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 01/07/2022

SUBDIVISION NAME:

FALCON MARKETPLACE

County EL PASO

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*
<input type="checkbox"/>	Single Family			
<input type="checkbox"/>	Apartments			
<input type="checkbox"/>	Condominiums			
<input type="checkbox"/>	Mobile Homes			
<input type="checkbox"/>	Commercial	N/A		
<input type="checkbox"/>	Industrial	N/A		
<input type="checkbox"/>	Other (specify)			
<input type="checkbox"/>	Street			
<input type="checkbox"/>	Walkways			

SEE TABLE (PAGE 3
FOR USE AND
ACREAGE BREAKOUT)

<input type="checkbox"/>	Dedicated School Sites			
<input type="checkbox"/>	Reserved Park Sites			
<input type="checkbox"/>	Private Open Areas			
<input type="checkbox"/>	Easements			
<input type="checkbox"/>	Other (specify)			
<input type="checkbox"/>	TOTAL			

* (By map measure)

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

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**

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	