



Drexel, Barrell & Co.

January 17, 2017

**RE: 11680 E. Woodmen Road, Falcon, CO
Falcon Marketplace**

Engineers/Surveyors

**Boulder
Colorado Springs
Greeley**

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

Adjacent Property Owner,

This letter is being sent to you because Drexel, Barrell & Co., on behalf of Hummel Investments, LLC, is proposing a land use project in El Paso County at the above 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 referenced contact on this letter. 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 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.

The site is located at the above referenced address at the northwest corner of the intersection of East Woodmen Road and Meridian Road in Falcon, CO. The site encompasses 36.4 acres of vacant ground that is currently zoned Commercial Regional (CR).

We respectfully request approval of a Preliminary Plan for a commercial development proposed to consist of one large anchor lot, and 10 smaller outlying lots with associated parking, drive aisles and landscaping. The plan has been prepared in accordance with El Paso County criteria and is an approved use within the CR zone district. A copy of the preliminary site plan is enclosed.

If you have any questions or comments regarding this submittal, please contact us or the County planner noted below.

Respectfully,

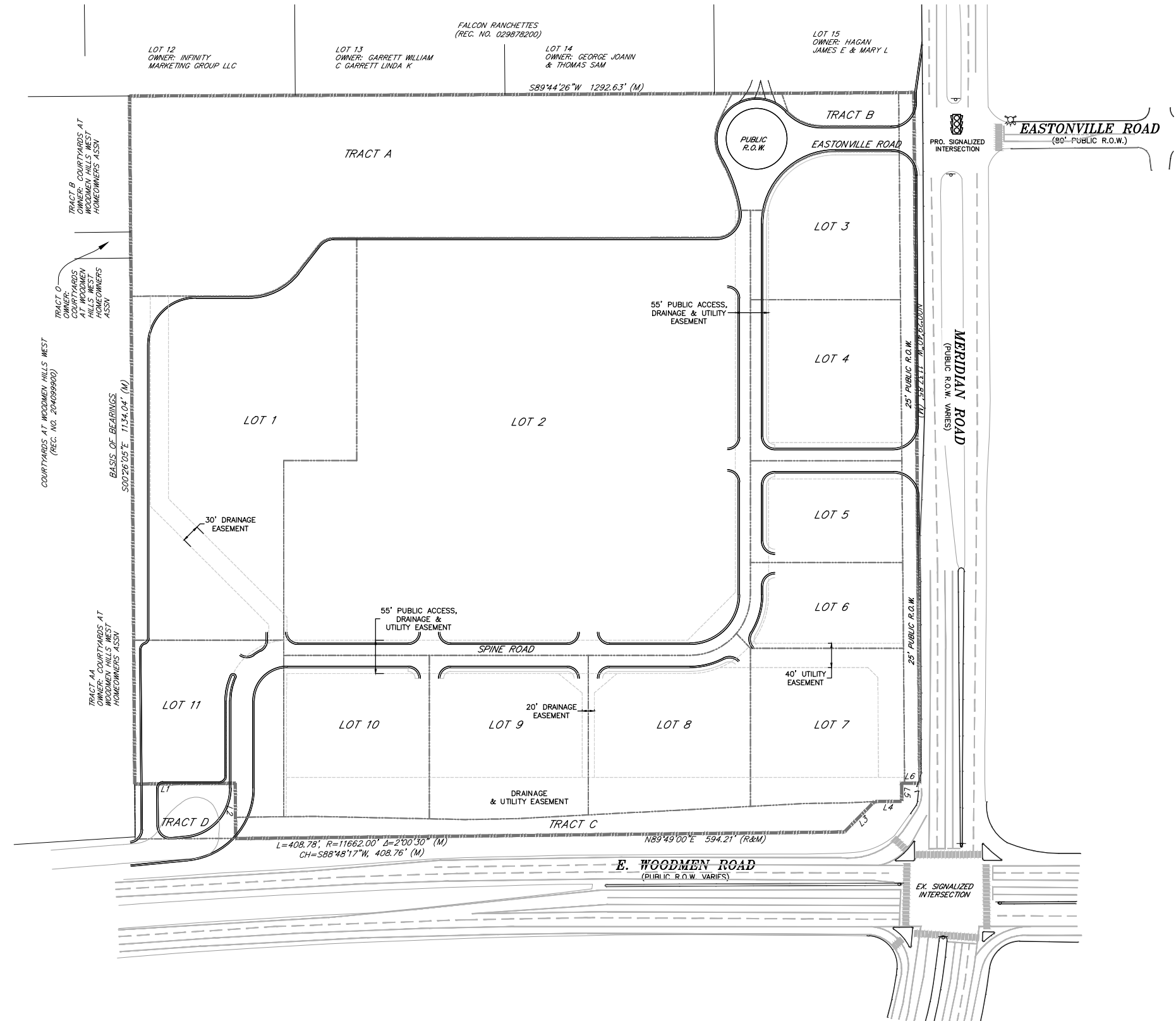
Drexel, Barrell & Co.

Tim D. McConnell, P.E.
Regional Manager

Enclosures: Vicinity Map
Preliminary site plan

El Paso County Planning and Community Development
Attn: Kari Parsons, Project Manager/Planner II - 520-6200

PRELIMINARY PLAN
FALCON MARKETPLACE FILING NO. 1
SE 1/4 OF THE SE 1/4 OF SECTION 1,
T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD
FALCON, COLORADO

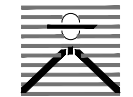


LEGEND

PROPERTY LINE
LOT LINE
EASEMENT
CURB & GUTTER
SIDEWALK

100 0 100 200
SCALE: 1"=100'

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers•Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

HUMMEL INVESTMENTS, LLC
8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225
(214) 416-9820

PRELIMINARY PLAN FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	1-17-17
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=100'
VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

PP

SHEET: 1 OF 1