

EL PASO COUNTY

COMMISSIONERS:
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PEGGY LUTHELOT

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 30, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-17-001

PARSONS

PRELIMINARY PLAN FALCON MARKETPLACE

A request by LG HI Falcon, LLC., for approval of a preliminary plan to create 11 commercial lots. The 36.4 acre property is zoned CR (Commercial Regional) and is located north of Woodmen Road, south of Owl Place, and west of Meridian Road. The applicant has also requested pre-development site grading to include installation of wet utilities and storm sewer. (Parcel Nos. 53000-00-589) (Commissioner District 2) (Kari Parsons) (SP-17-001)

For	Against	No Opinion
Comments:		
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(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on September 18, 2018.** The meeting begins at **9:00 a.m.** and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call (719) 520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: _____

(printed)

(signature)

Address: _____

Property Location: _____ Phone: _____

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

Copy
mailed
8/30/18

El Paso County Parcel Information

File Name: SP-17-001

Zone Map No:

Date: August 30, 2018

PARCEL	NAME
5300000589	H.G.H. FALCON LLC

ADDRESS	CITY	STATE
3500 MAPLE AVE STE 1600	DALLAS	TX

ZIP	ZIP+4
75219	75219-3936



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W Garden of the Gods Rd
Colorado Springs, CO 80907
(719) 520-6000



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5312101018
AUTOZONE DEVELOPMENT
CORPORATION
123 S FRONT ST DEPT 8088
MEMPHIS, TN 38103

4306317032
BAKER DANIEL LARSON
7558 SOANE GRV
PEYTON, CO 80831

4306317007
BARCLAY WILLIAM G
11804 BREMEN PT
PEYTON, CO 80831

5301401296
BENJAMIN MICHAEL J
11690 SHAOLIN GRV
PEYTON, CO 80831

5300000590
BOARD OF COUNTY COMMISSIONERS
200 S CASCADE AVE STE 100
COLORADO SPRINGS, CO 80903

4306317024
BOWE NORVELL L
11809 PEI GRV
PEYTON, CO 80831

5301401036
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

4306317138
COURTYARD AT WOODMEN HILLS
11605 MERIDIAN MARKET VW STE 124
PEYTON, CO 80831

4306317033
COURTYARDS AT WOODMEN HILLS
HOA
1445 MARKET ST STE 350
DENVER, CO 80202

5301401001
COURTYARDS AT WOODMEN HILLS
WEST
240 ROXBURY CIR
COLORADO SPRINGS, CO 80906

4306302012
DEBOW DARIN D
7612 BULLET RD
PEYTON, CO 80831

4306317009
DESJARDINS FLORIEN
11817 BREMEN PT
PEYTON, CO 80831

4306317140
DOUGHTY SHAUN C
7528 SOANE GRV
PEYTON, CO 80831

5312101015
FIRSTBANK OF EL PASO COUNTY
12345 W COLFAX AVE
DENVER, CO 80215

5301401291
FREEMAN MARTHA B LIVING TRUST
11657 FARNESE HTS
PEYTON, CO 80831

4306317017
GAALEMA ERIK
11819 ASPLUND GRV
PEYTON, CO 80831

5301001013
GARRETT WILLIAM C
6025 LUTHER RD
COLORADO SPRINGS, CO 80927

5301001014
GEORGE JOANN &
9750 TERCEL DR
PEYTON, CO 80831

5301001015
HAGAN JAMES E & MARY L
2831 TECUMSEH RD
COLORADO SPRINGS, CO 80920

4306317016
HIGH ALTITUDE
10271 HIDDEN PARK WAY
PEYTON, CO 80831

5301401289
HOLLOWAY DOUGLAS
11656 FARNESE HTS
PEYTON, CO 80831

5301401290
HUNT JEFFREY S II
11670 FARNESE HTS
PEYTON, CO 80831

5301001012
INFINITY MARKETING GROUP LLC
918 HOORNE AVE
COLORADO SPRINGS, CO 80907

4306317023
KAUSPEDAS SHERYL LYNN
11808 PEI GRV
PEYTON, CO 80831

5300000589
LG HI FALCON LLC
3500 MAPLE AVE STE 1600
DALLAS, TX 75219

5301401295
RAMOS-LOPEZ MARCOS R
11670 SHAOLIN GRV
PEYTON, CO 80831

5312101019
REGENCY REALTY GROUP INC
PO BOX 790830
SAN ANTONIO, TX 78279

4306317036
RHOADES SHANNON BURT
7518 SOANE GRV
PEYTON, CO 80831

4306317015
RITENOUR MARVIN R JR
11806 ASPLUND GRV
PEYTON, CO 80831

4306317006
SCHAWA AMBER R
11816 BREMEN PT
PEYTON, CO 80831

4306317031
SCIPPIO STEPHEN J
7568 SOANE GRV
PEYTON, CO 80831

4306317008
SULEWSKI CHRISTOPHER D
11805 BREMEN PT
PEYTON, CO 80831

4306317014
THOMPSON PAIGE R
11818 ASPLUND GRV
PEYTON, CO 80831

4306317025
TRUITT TISH L
11821 PEI GRV
PEYTON, CO 80831

5312101005
WAL-MART REAL ESTATE
PO BOX 8050 M/S 0555
BENTONVILLE, AR 72712

4306317022
WEAVER MALCOLM E
11820 PEI GRV
PEYTON, CO 80831

4307202022
WINDY RIVER RETAIL LLC
5390 N ACADEMY BLVD #250
COLORADO SPRINGS, CO 80918

5301401051
WOODMEN HILLS LAND HOLDINGS LP
8981 CASTNER DR STE F
EL PASO, TX 79907

4306317139
WOOLSEY JOSHUA DAVID
7538 SOANE GRV
PEYTON, CO 80831

5301401297
ZIMOLKA EMILEE J
11669 SHAOLIN GRV
PEYTON, CO 80831