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Letter of Intent

Bent Grass Development – MDDP & DBPS Amendment

May 6, 2021

Property Owner / Applicant:

Challenger Communities, LLC
8605 Explorer Dr. #250
Colorado Springs, CO 80920

Better Land, LLC
8605 Explorer Dr. #250
Colorado Springs, CO 80920

Consultant:

Galloway & Company, Inc
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920

Subdivision Name

The Bent Grass Development is located in the West half of Section 1, Township 13 South, Range 65 West of the 6th Principle Meridian, County of El Paso, State of Colorado. The project area is bounded Bent Grass Meadows Drive on the west and north, east by the West Tributary of the Falcon Basin, and south by unplatted land.

Request

Galloway on behalf of Challenger Communities, LLC request approval of the Bent Grass Development MDDP & DBPS Amendment.

Zoning / Land Use

The Bent Grass Development is zoned PUD.

Total Size of Requested Area

The MDDP study area is approximately 270 acres in size and includes the entire Bent Grass, Falcon Meadows at Bent Grass, and the east portion of Bent Grass Meadows Drive along with locations both up and down stream from these areas.

Residential Units

The Bent Grass Development comprises 445 Single Family Residential Dwelling Units on 135.57 acres.

Industrial / Commercial Sites

None.



Mobile Home Units

None.

Utility Service Providers

Water and Wastewater service will be provided by the Woodmen Hills Metropolitan District (WHMD).

Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Colorado Springs Utilities.

Access

The site will be connected along Bent Grass Meadows Drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west. The Bent Grass Metropolitan District is responsible for improvements to the Meridian Road and Bent Grass Meadows Drive intersection. These improvements are anticipated to be completed by the fall of 2021.

Waiver

There are no waivers requested.