



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

March 12, 2021

Dear Adjacent Property Owner:

This letter is being sent to you because Challenger Homes is proposing a land use project in El Paso County at the referenced location below and on the attached plans. This information is being provided to you simultaneously with the submittal to the County. Please direct any questions on the proposal to the referenced contact(s). 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 and Community Development Department. At that time, you will be given the opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

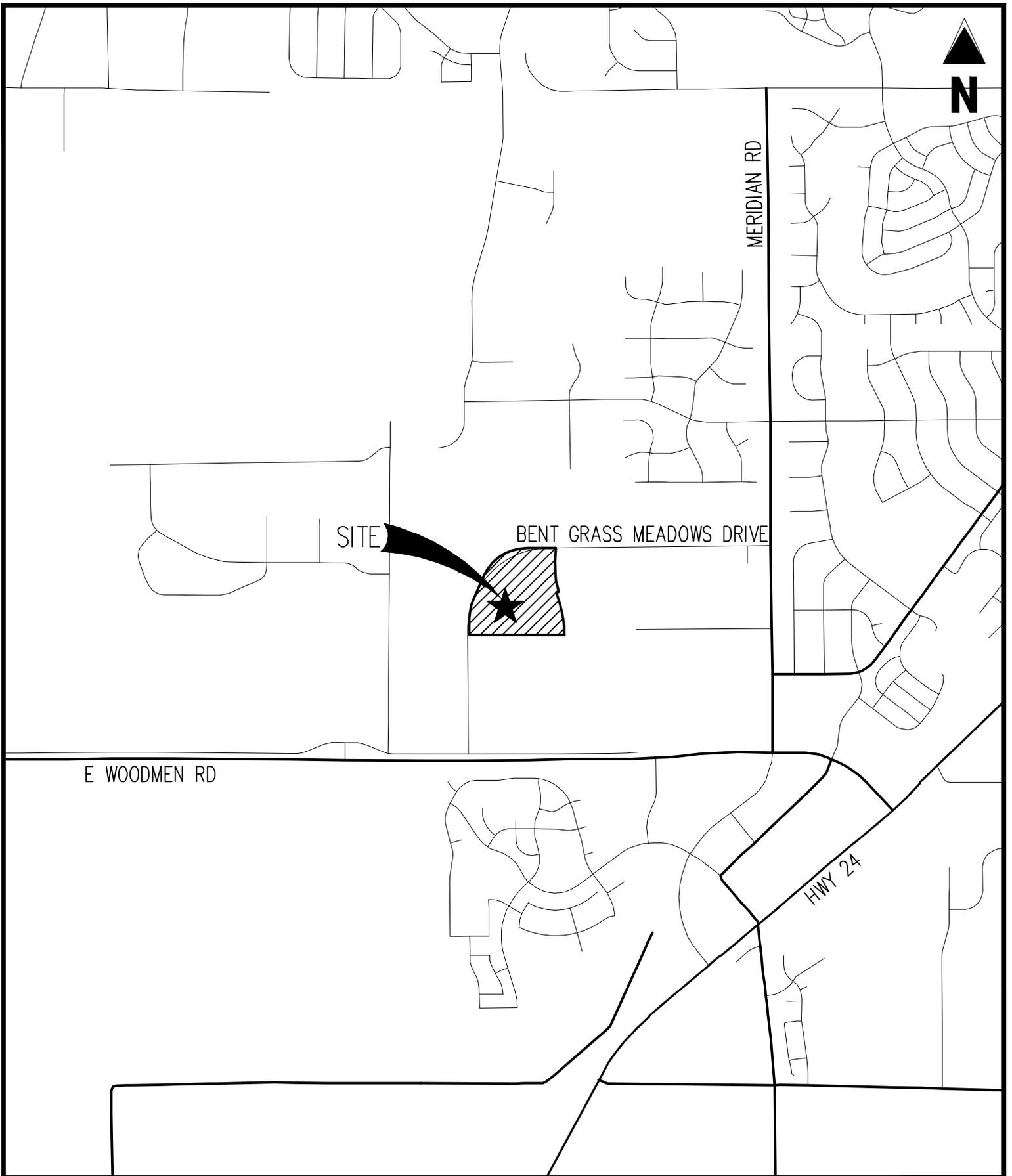
Grant Dennis
Galloway & Company, Inc
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719-900-7220 phone
GrantDennis@GallowayUS.com

The project details can also be found on the County web site, where you will also find the contact details for the El Paso County project planner and the Sketch Plan file number.
<https://epcdevplanreview.com>

Request/Justification: The request to the County is for the following:

The proposal being submitted to El Paso County is seeking approval of an application for a final plat for Falcon Meadows at Bent Grass Filing No. 1 consisting of 71 residential lots that covers an area of approximately 22 acres. The proposed development is a part of the larger approved Bent Grass PUD. The site is undeveloped, vacant land with native grasslands and rolling topography. The connection will be along Bent Grass Meadows drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west.





FALCON MEADOWS AT BENT GRASS
 FILING NO. 1
 BENT GRASS MEADOWS DRIVE
 SCALE: 1"=2,000'
 VICINITY MAP

Project No:	CLH000018
Drawn By:	CMWJ
Checked By:	RGD
Date:	08/24/2020

Galloway

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$4.15

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03/25/2021

Sent To: RANDALL DE YOUNG
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City, State, ZIP+4®: COLORADO SPRINGS, CO 80917-5338
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: FALCON STORAGE PARTNERS
Street and Apt. No., or PO Box No.: 4615 NORTH PARK DR #D1
City, State, ZIP+4®: COLORADO SPRINGS, CO 80918-3857
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions