



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

April 22, 2022

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

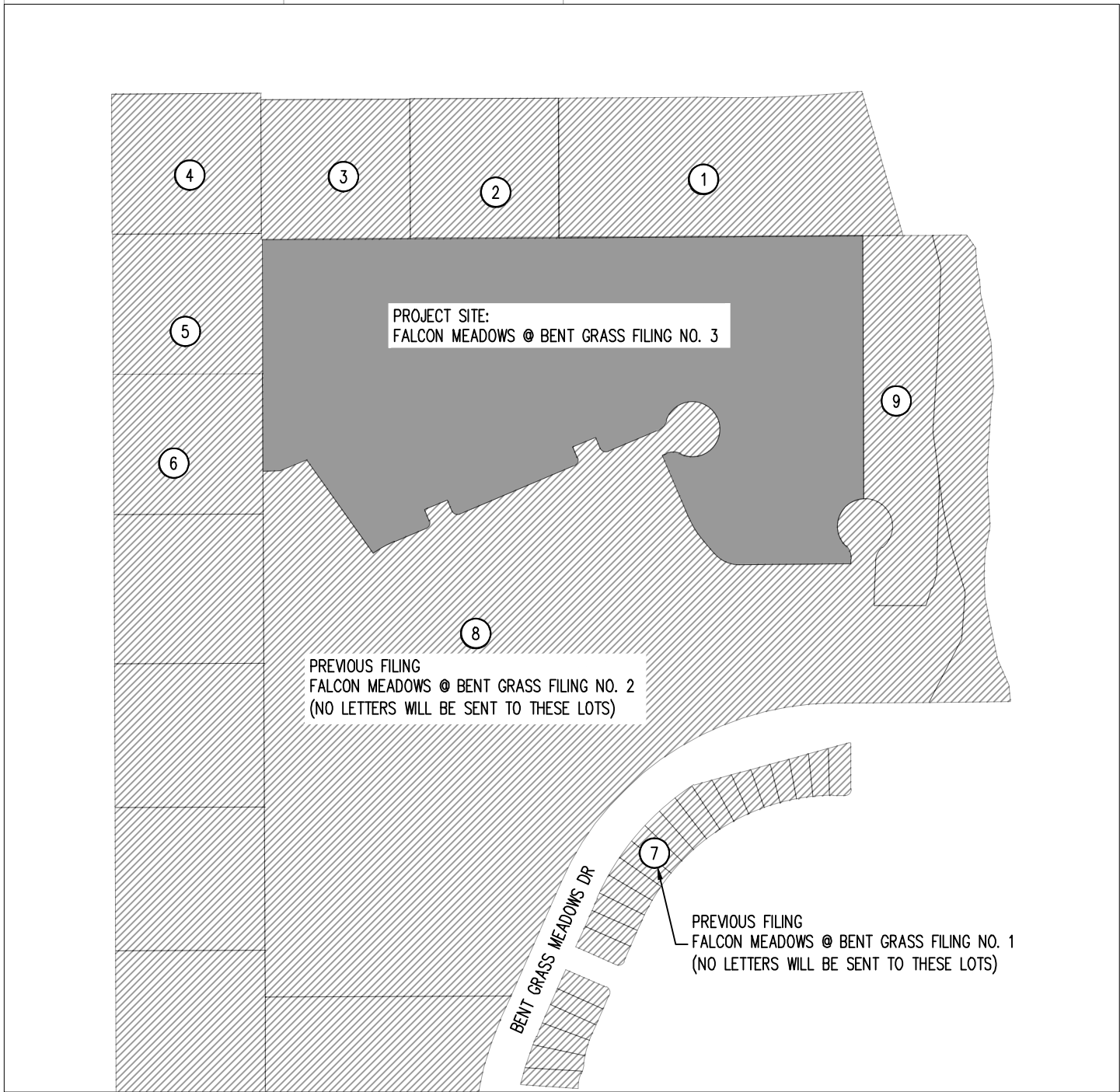
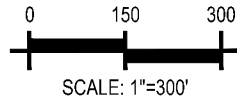
The project details can also be found on the County web site, where you will also find the contact details for the El Paso County project planner and the Sketch Plan file number.
<https://epcdevplanreview.com>

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. 3 consisting of 49 residential lots that covers an area of approximately 12.74 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.



- ① LOT 5 THE MEADOWS FIL NO 3
- ② LOT 4 THE MEADOWS FIL NO 3
- ③ LOT 3 THE MEADOWS FIL NO 3
- ④ LOT 4 THE MEADOWS FIL NO 2
- ⑤ LOT 3 THE MEADOWS FIL NO 2
- ⑥ LOT 2 THE MEADOWS FIL NO 2
- ⑦ SEE CALL OUT BELOW
- ⑧ SEE CALL OUT BELOW
- ⑨ NOT PLATTED



FALCON MEADOWS @ BENT GRASS F3

VICINITY MAP

Project No:	CLH000020
Drawn By:	JDM
Checked By:	CMWJ
Date:	4/22/22



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Southard, Glenda
4950 Buckaroo Dr
Colorado Springs Co, 80918-5256

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8285 Towner Ave
Peyton Co, 80831-6958

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Friend, Michael R
8225 Towner Ave
Peyton Co, 80831-6958

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Seetch, John H
8265 Falcon Meadow Blvd
Peyton Co, 80831-7008

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Scholl, Kenneth L
8225 Falcon Meadow Blvd
Peyton Co, 80831-7008

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Peyton Co, 80831-7008

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Challenger Communities, LLC
8605 Explorer Dr Suite 250
Colorado Springs Co, 80920-1013

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