

May 22, 2023

Dear Adjacent Property Owner:

**RE: Copper Chase Final Plat**

This letter is being sent to notify you because Challenger Communities, LLC. is proposing a land use project in El Paso County at the referenced location below and shown on the attached map. The Final Plat is in conformance with the Preliminary PUD plan, currently under review.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

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.

Please direct any questions on the proposal to Jennifer Shagin at 719-471-0073 or [jshagin@nescolorado.com](mailto:jshagin@nescolorado.com). Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719- 520-6306 or [kariparsons@elpaso.com](mailto:kariparsons@elpaso.com).

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

1. A Final Plat for Copper Chase comprising 138 single-family detached lots, 10 tracts and Rights or Way on 19.65AC.

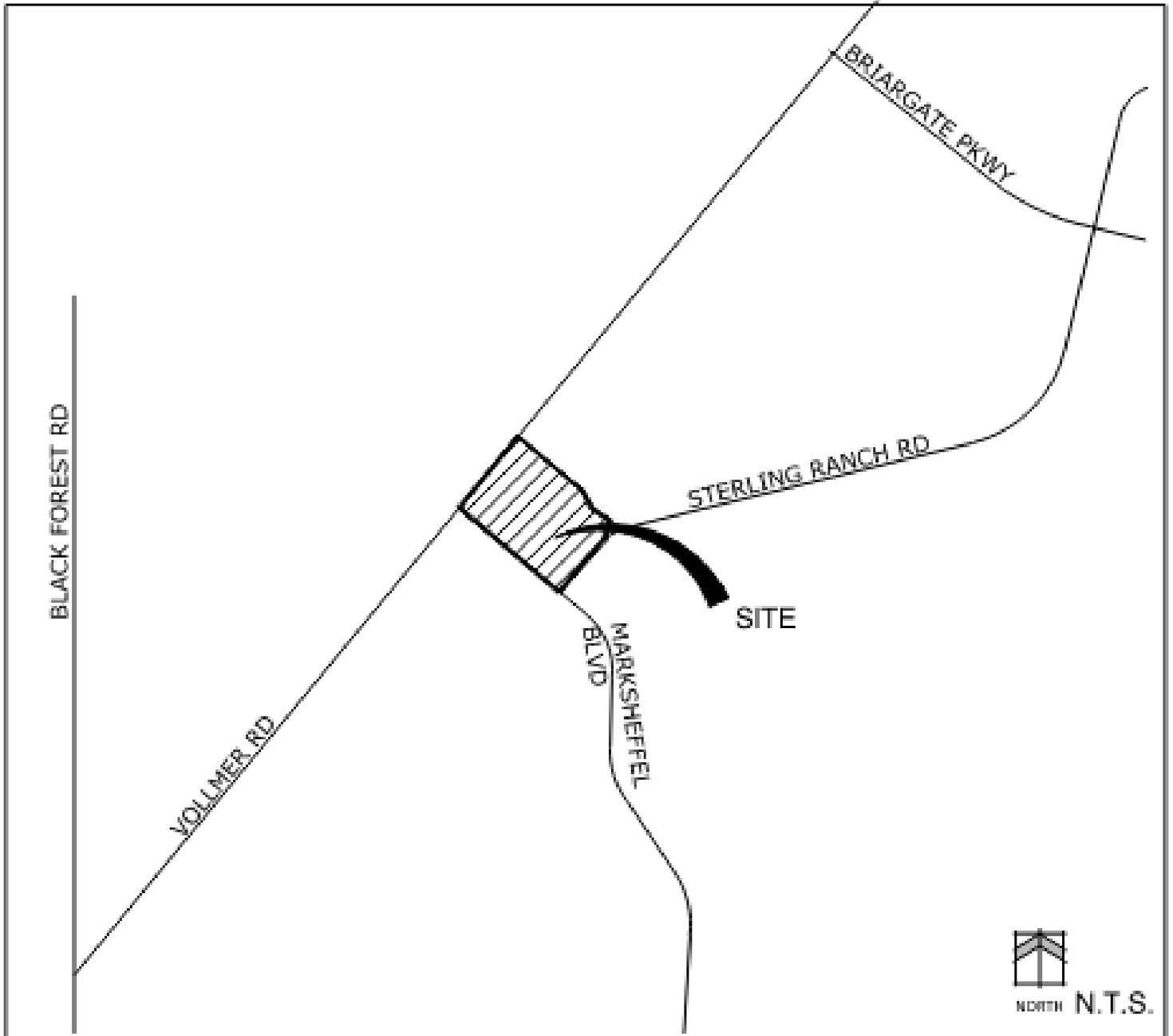
Sincerely,

A handwritten signature in black ink, appearing to read 'J Shagin', with a long horizontal flourish extending to the right.

Jennifer Shagin

Jennifer Shagin, ASLA  
Landscape Designer III

# VICINITY MAP



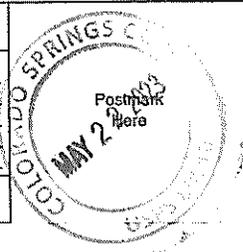
JS  
Challenger Copper Chase  
Count: 8

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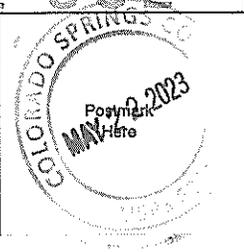
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.60</u>	
Total Postage and Fees \$ <u>4.75</u>	
Sent To SR Land, LLC 20 Boulder Crescent St, Ste 102 Colorado Springs, CO 80903	
Street and Apt. No.	
City, State, ZIP+4	
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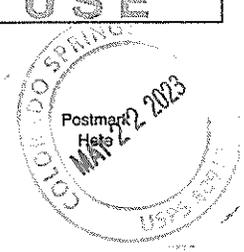
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<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
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Total Postage and Fees \$ <u>4.75</u>	
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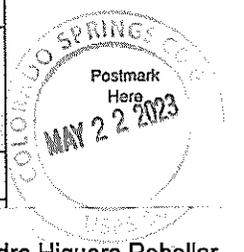
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Postage \$ <u>.60</u>	
Total Postage and Fees \$ <u>4.75</u>	
Sent To Tyrone & Cecilia Smith 6145 Padre Ct Colorado Springs, CO 80922	
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<input type="checkbox"/> Adult Signature Required \$ _____	
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Postage \$ <u>.60</u>	
Total Postage and Fees \$ <u>4.75</u>	
Sent To Albino Fletes & Sandra Higuera Rebollar 9225 Ben Tirran Ct Colorado Springs, CO 80908	
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Total Postage and Fees \$ <u>4.75</u>	
Sent To Rhetoric, LLC 20 Boulder Crescent St, Ste 102 Colorado Springs, CO 80903	
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Postage \$ <u>.60</u>	
Total Postage and Fees \$ <u>4.75</u>	
Sent To Corundrum Land, LLC 1 S Nevada Ave, Ste 200 Colorado Springs, CO 80903	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ .60
Total Postage and	\$ 4.75



Sent To Challenger Colorado, LLC  
 Street and Apt. No. 8605 Explorer Dr Ste 250  
 City, State, ZIP+4® Colorado Springs, CO 80910

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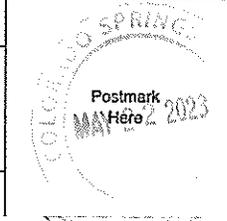
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ .60
Total Postage and	\$ 4.75



Sent To Richard & Donna Fagan  
 Street and Apt. No. 9245 Ben Tirran Ct  
 City, State, ZIP+4® Colorado Springs, CO 80908

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