

May 18, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after June 1, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: PUDSP262, Sanctuary Filing No. 1 at Meridian Ranch PUDSP Amendment

Project Description: Amendment to increase maximum height from 30 ft to 35 ft for specific lots within the Sanctuary Filing No. 1 at Meridian Ranch PUDSP. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

GTL Inc. c/o Raul Guzman
3575 Kenton Street, Suite 200
San Diego, CA 92110

Applicant/Representative:

Challenger Communities, LLC c/o Erin
Smith
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920
ESmith@challengerhomes.com
(719) 653-0390

Tax ID/Parcel No.: 4200000402 & 4200000450

Location of Project: Rex Road and Rolling Hills
Drive

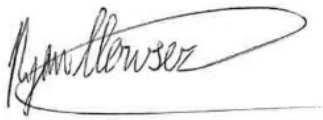
Zoning District: PUD (Planned Unit
Development)

Land Size: 73 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/212973>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Howser", written over a horizontal line.

Ryan Howser- Planner

El Paso County Planning & Community Development

(719) 520-6049 RyanHowser@elpasoco.com

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: PUDSP262
PARCEL NO.: 4200000402 & 4200000450
OWNER: GTL Inc. c/o Raul Guzman
ADDRESS: Rex Road and Rolling Hills Drive

Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

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