

May 9, 2022

Dear Property Owner,

This letter is being sent to you because Challenger Communities, LLC is proposing a land use project in El Paso County located northwest of the corner Hwy 24 and Meridian Rd. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed below. 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.

The request being submitted to El Paso County is seeking approval of an application for a PUD Site Plan and Preliminary Plan. The proposed plan encompasses 125 total acres with 17 acres of residential single family residential at a density of 1.0- 3.0 DU/AC to align with the existing Falcon Highlands neighborhood and 42 acres at a density of 3.0- 6.0 DU/AC south of Antelope Meadows Circle. The remaining 66 acres will include 15.5 AC for stormwater facilities, 27 AC of general open space, a 3.5 AC neighborhood park and 20 AC of proposed right-of-way for public streets. The parcel is currently vacant and suitable for development and there are no waivers being requested at this time.

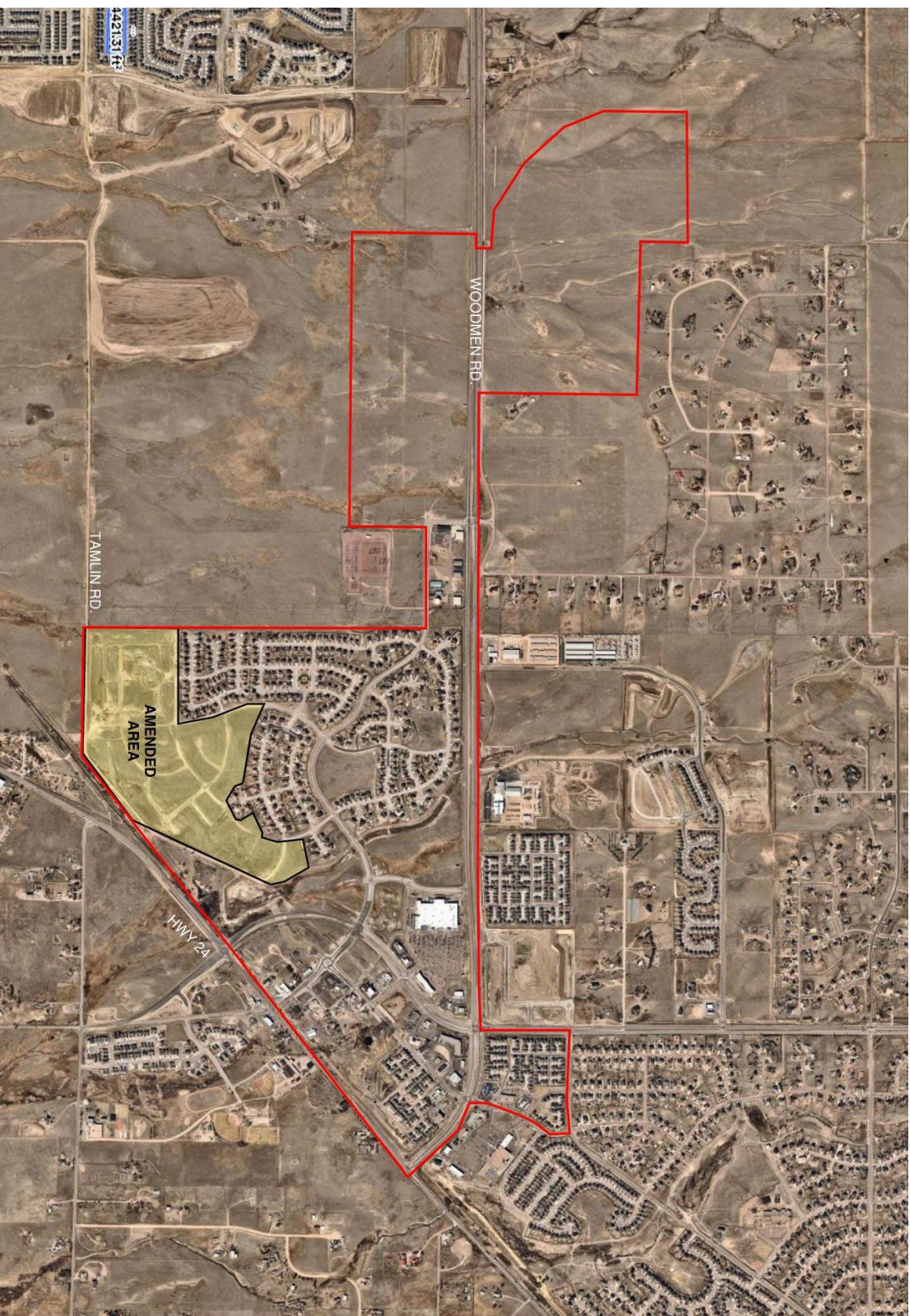
For questions please contact:

Challenger Communities, LLC
8605 Explorer Dr, Suite 250
Colorado Springs, CO 80920
(719) 598-5192

**El Paso County Planning
Department**
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

FALCON HIGHLANDS

Vicinity Map:
May 2022



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BLH NO 2 LLC

111 S TEJON ST STE 222
COLORADO SPRINGS CO, 80903

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NEXTOP HOLDINGS LLC

8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO, 80920

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KLK 1031 INVESTMENTS LLC

632 SILVER OAK GRV
COLORADO SPRINGS CO, 80906

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BRIAN MOODY

8605 EXPLORER DR SUITE 250
COLORADO SPRINGS CO, 80920

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1500 8TH ST
CALHAN CO, 80808

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CYGNET LAND LLC

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COLORADO SPRINGS CO, 80906

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4940 PARK VISTA BLVD
COLORADO SPRINGS CO, 80918

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FRANK ANIZELL JR
11203 FOXWELL WAY
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KENNETH MACRAE
11223 FOXWELL WAY
PEYTON CO, 80831

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SARAH CALDWELL
11150 BIRCH HOLLOW WAY
PEYTON CO, 80831

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PHONEXAY SISOMSUNE
11191 SPOTSWOOD TERR
PEYTON CO, 80831

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NW MADISON AL, 35757

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ERIC SCHMUCKER
11149 BIRCH HOLLOW WAY
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JOEL FONTANA
6967 WAGON TRACK WAY
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DAVID SALVETTI
11125 BIRCH HOLLOW WAY
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ROLAN JONES
6947 WAGON TRACK WAY
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RONALD KELLY
11113 BIRCH HOLLOW WAY
PEYTON CO, 80831

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LAWRENCE RAPHAEL
6948 WAGON TRACK WAY
PEYTON CO, 80831

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BLAINE HALES
6968 WAGON TRACK WAY
PEYTON CO, 80831

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ROBERT CHASE
11077 BIRCH HOLLOW WAY
PEYTON CO, 80831

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JONATHAN CESER
5050 BLACK QUARTZ RD
LAS CRUCES NM, 88011

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THOMAS RUSH
3013 TANTALLON DR
OWENS CROSS ROADS AL, 35763

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ANTHONY RAY SMITH
11065 BIRCH HOLLOW WAY
PEYTON CO, 80831

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THOMAS MALEWITZ
11017 BIRCH HOLLOW WAY
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11150 E US HIGHWAY 24
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GEORGE LLOYD JR
11041 BIRCH HOLLOW WAY
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JOHN SPADARO
11029 BIRCH HOLLOW WAY
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TREVIT SMITH
7109 MITCHELLVILLE WAY
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TRENTON DENMAN
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PEYTON CO, 80831

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LAURYN KINCHELOE
7097 MITCHELLVILLE WAY
PEYTON CO, 80831

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ANDREW SCHAAF
7032 NULATO CIR
PEYTON CO, 80831

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BRITTANY MCKENNY
7085 MITCHELLVILLE WAY
PEYTON CO, 80831

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THOMAS MARTINEZ
7121 MITCHELLVILLE WAY
PEYTON CO, 80831

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7021 1970 0002 0542 3887

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Street and	
City, State,	

EL LOUIS OLIVETO
7061 MITCHELLVILLE WAY
PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Street &	
City, Sta	

JEFFERY CHAD RICE
6891 HIDDEN HAVEN WAY
PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	
Sent	
Street	
City,	

JOSHUA JEREMY GORDON
6879 HIDDEN HAVEN WAY
PEYTON CO, 80831

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Street an	
City, Stat	

MICKY SEDERBURG
7073 MITCHELLVILLE WAY
PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	
Sent To	
Street	
City, State	

JERRY BRUCE CARLSON
10966 BONNEBELLE CIR
PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Total	
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Street	
City, ?	

KORY KENNEDY
10966 HIDDEN RIDGE CIR
PEYTON CO, 80831

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Sent To JANINE LAHEY
6855 HIDDEN HAVEN WAY
PEYTON CO, 80831

Street a

City, Sta

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Sent To HPA II BORROWER 2020-2 LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO IL, 60606

Street

City

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Total \$
Sent To DAVID HOPP
6843 HIDDEN HAVEN WAY
PEYTON CO, 80831

Street

City

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Sent To EDWARD SCHMIDT
6831 HIDDEN HAVEN WAY
PEYTON CO, 80831

Street a

City, Sta

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Sent To DALE KINTZ
6819 HIDDEN HAVEN WAY
PEYTON CO, 80831

Street

City

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Sent To SEAN AND TRACI STEVENSON
6807 HIDDEN HAVEN WAY
PEYTON CO, 80831

Street

City

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total \$	
Sent To	DONALD KLINGSICK
Street	10947 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total \$	
Sent To	JOSEPH HOUSTON HINTON
Street	10961 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total \$	
Sent To	FERNANDO JAQUEZ
Street	10919 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total \$	
Sent To	NGU BANG
Street	10933 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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<input type="checkbox"/> Adult Signature Required	\$
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Postage	
Total \$	
Sent To	10905 CASCADING SPRING CIRCLE
Street	LAND TRUST
City, State	10905 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total \$	
Sent To	SEAN HILES
Street	10891 CASCADING SPRING CIR
City, State	PEYTON CO, 80831

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PATRICK LYNCH
10863 CASCADING SPRING CIR
PEYTON CO, 80831

City, State

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JOSE MUJICA
10877 CASCADING SPRING CIR
PEYTON CO, 80831

City, State

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PAMELA JOHNSON
10835 CASCADING SPRING CIR
PEYTON CO, 80831

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JACOB RAST
PO BOX 15894
COLORADO SPRINGS CO, 80935

City, State

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LUIS RAUL ESTRADA AGUILAR
10821 CASCADING SPRING CIR
PEYTON CO, 80831

City, State

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LILLIAN AND ORLAND DELMONTE
10807 CASCADING SPRINGS CIR
PEYTON CO, 80831

City, State

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JACOB RAST
PO BOX 15894
COLORADO SPRINGS CO, 80935

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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PUBLIC SERVICE CO OF COLORADO
PO BOX 840
DENVER CO, 80201

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<input type="checkbox"/> Adult Signature Required	\$ _____
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Total

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City

FALCON HIGHLAND METRO DISTRICT
111 S TEJON ST STE 705
COLORADO SPRINGS CO, 80903

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