

August 2020

Dear Adjacent Property Owner/Mineral Rights Owner:

This letter is being sent to you because Challenger Communities LLC. is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso 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 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.

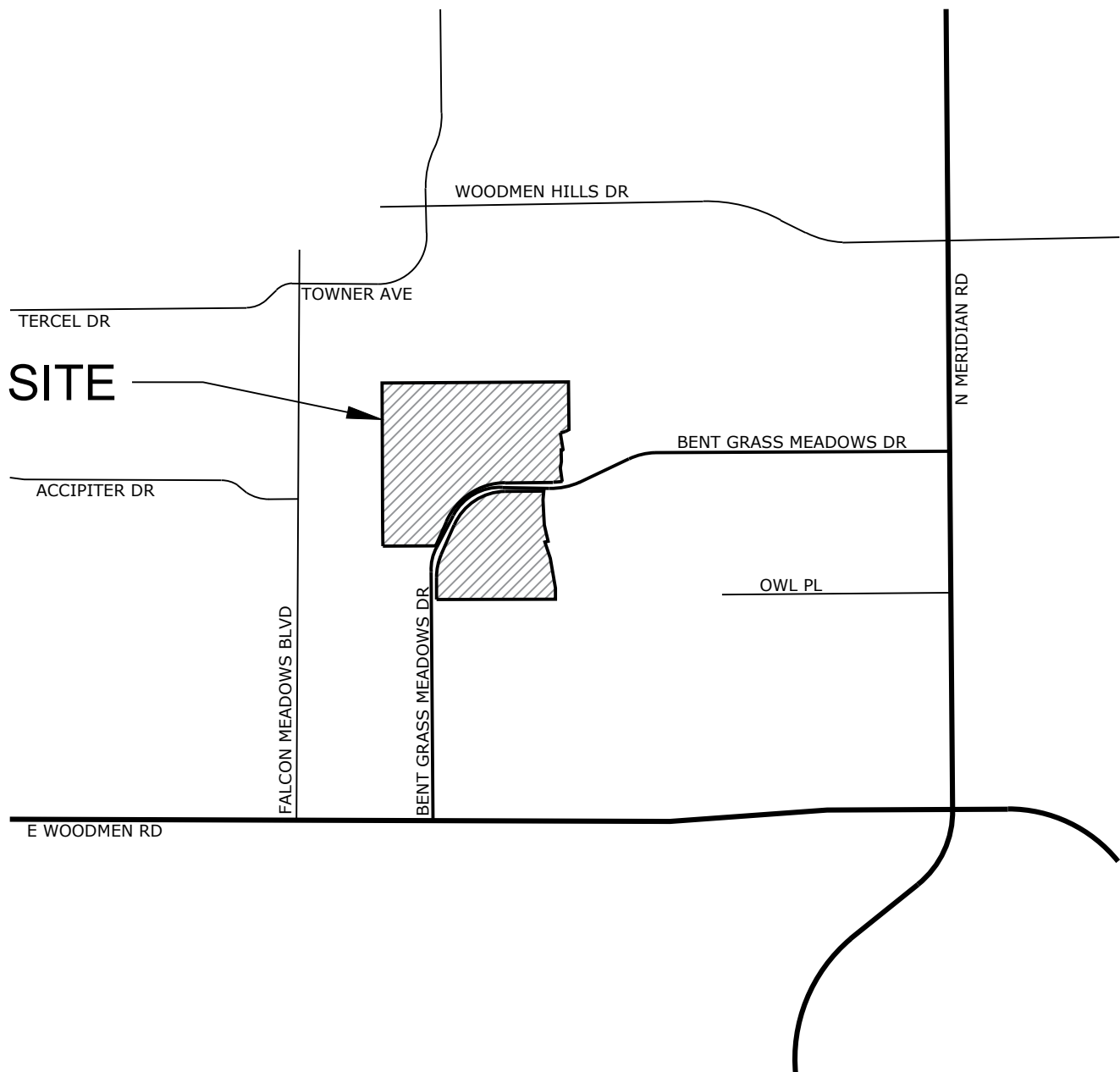
For questions specific to the project, please contact:

Erin Ganaway  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
719-471-0073

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

1. A PUD Preliminary Plan for Bent Grass West comprising 260 single-family lots, Tracts, and Rights-of-way on approximately 67 acres.

<b>Location</b>	North and south of Bent Grass Meadows Drive and north of Woodmen Road.
<b>Existing Zoning</b>	PUD
<b>Proposed Facilities, Structures, Roads, etc.</b>	260 single-family lots, tracts, and rights-of-way
<b>Vicinity Map</b>	Attached



## Falcon Meadows at Bent Grass - Vicinity Map

DATE: 8/6/2020

ISSUED FOR: ENTITLEMENT

DRAWN BY: JBS

DWG. REF.:

SCALE: N.T.S.

DWG. #:



N.E.S. Inc.  
619 N. Cascade Ave.  
Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com

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FALCON STORAGE PARTNERS  
4615 NORTH PARK DR  
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GAIL NORDSTROM  
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JOHN & JEANNIE SEETCH  
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MICHAEL & JANET FRIEND  
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RANDALL & LINDA HULSEY  
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GLENDIA SOUTHARD  
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