

**EL PASO**  **COUNTY**  
**COLORADO**

COMMISSIONERS:  
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CAMI BREMER (VICE-CHAIR)

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HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

*Copied/Mailed  
4/11/2022  
EK*

4/11/2022

RE: Falcon Highlands Minor Sketch Plan Amendment

File: SKP 21-004

Parcel ID Nos.: 53000-00-566, 53000-00-586, 53000-00-587, and 53000-00-588

To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed amended Falcon Highlands Sketch Plan (125-acre amendment area) development located northwest of Highway 24 and adjacent to Antelope Meadows Circle, that the applicant, Challenger Communities, LLC, has requested approval of a minor sketch plan amendment application which includes a minimum of 281 units and a maximum of 410 new single family detached units, 9.8 acres of new parks, open space and drainage areas as well as 10.6 acres of existing planned drainage areas and open space. The amended area proposes to include a range of lot sizes ranging from 3,500 SF to 6,600 SF within the 88.1 acre higher density area and larger lots within the 17.0 acre lower density area intended to transition from the existing residential development. The approved overall Falcon Highlands Sketch Plan area depicts approximately 20.4 acres of open space. The proposed amendment adds an additional 2.8 acres of new open space intended to provide a buffer to the existing residents in the northern area of development. Additionally, a minimum size of a 1-acre pocket park located centrally within the project is also being proposed within the amended sketch plan area. (PCD File No. SKP-21-4).

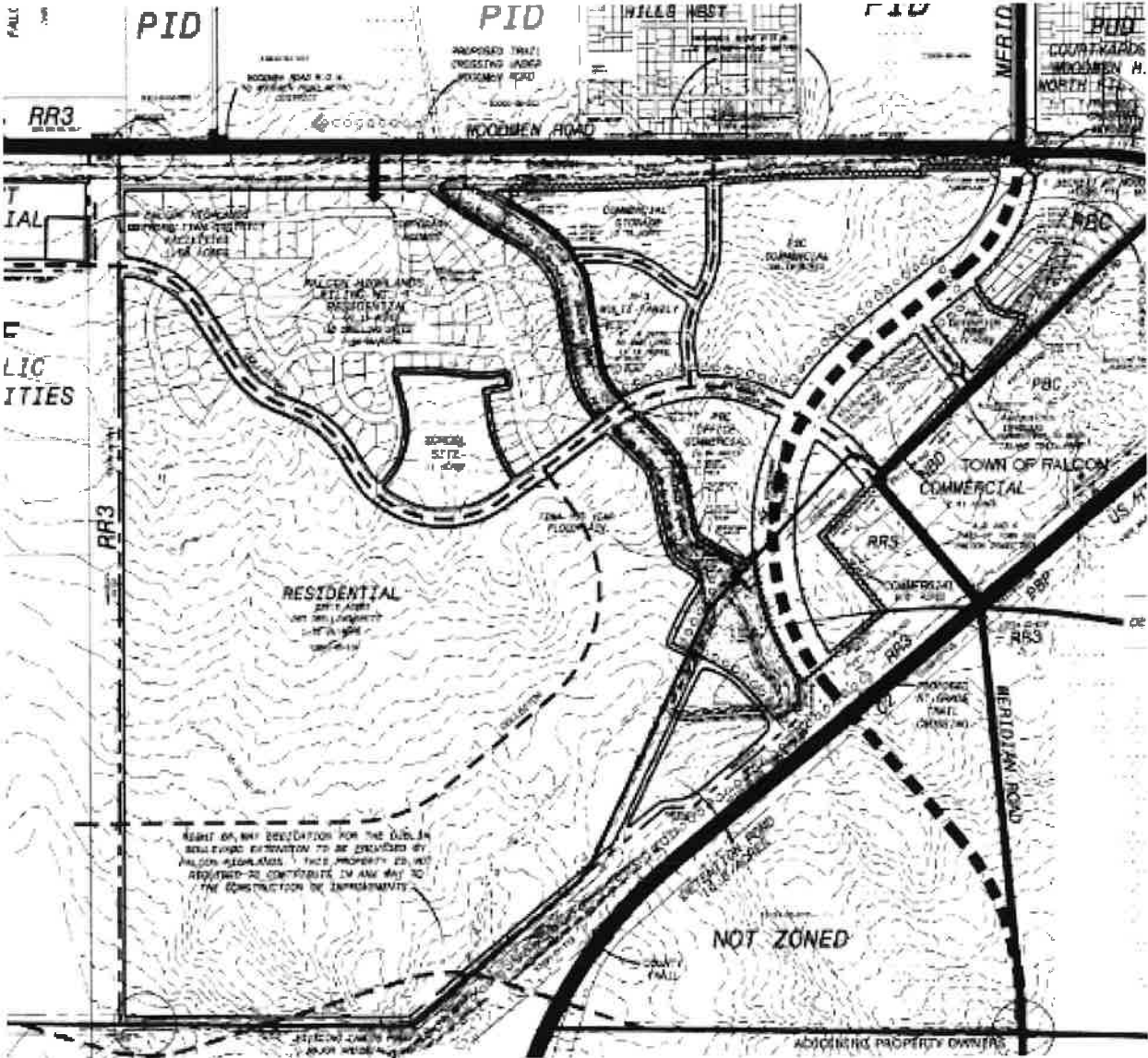
2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



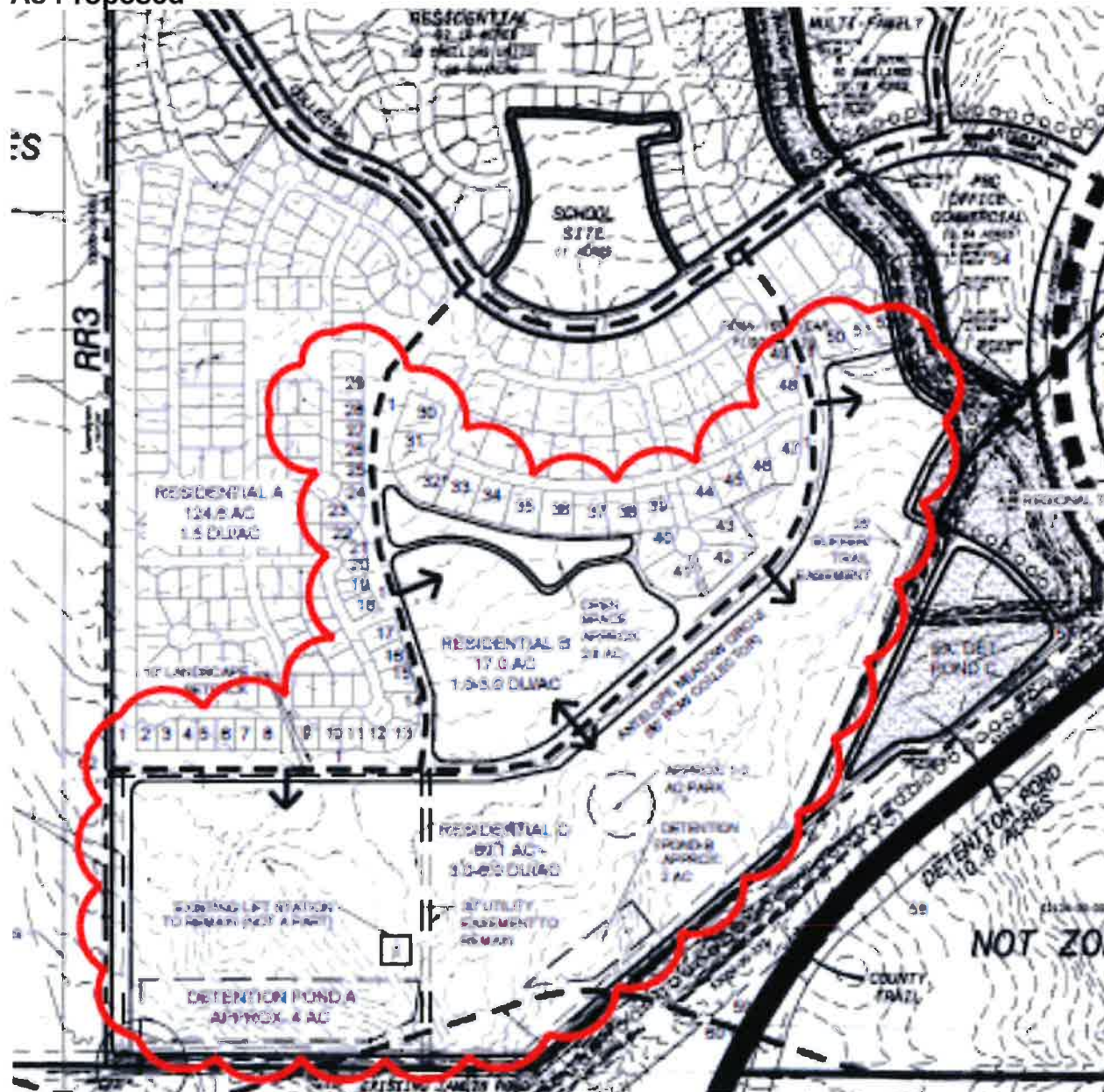
COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

Original:



As Proposed



The Planning and Community Development Director may make a formal decision regarding the request on 4/11/2022. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com).  
PCD File no. SKP214

Please note the applicant is required to submit a rezone application, preliminary plan and final plat(s). The rezone and preliminary plan application(s) must be scheduled for a Planning Commission Hearing and A Board of County Commissioners Hearing for approval or denial. At present time, the applicant has not made a rezone or preliminary plan application request.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



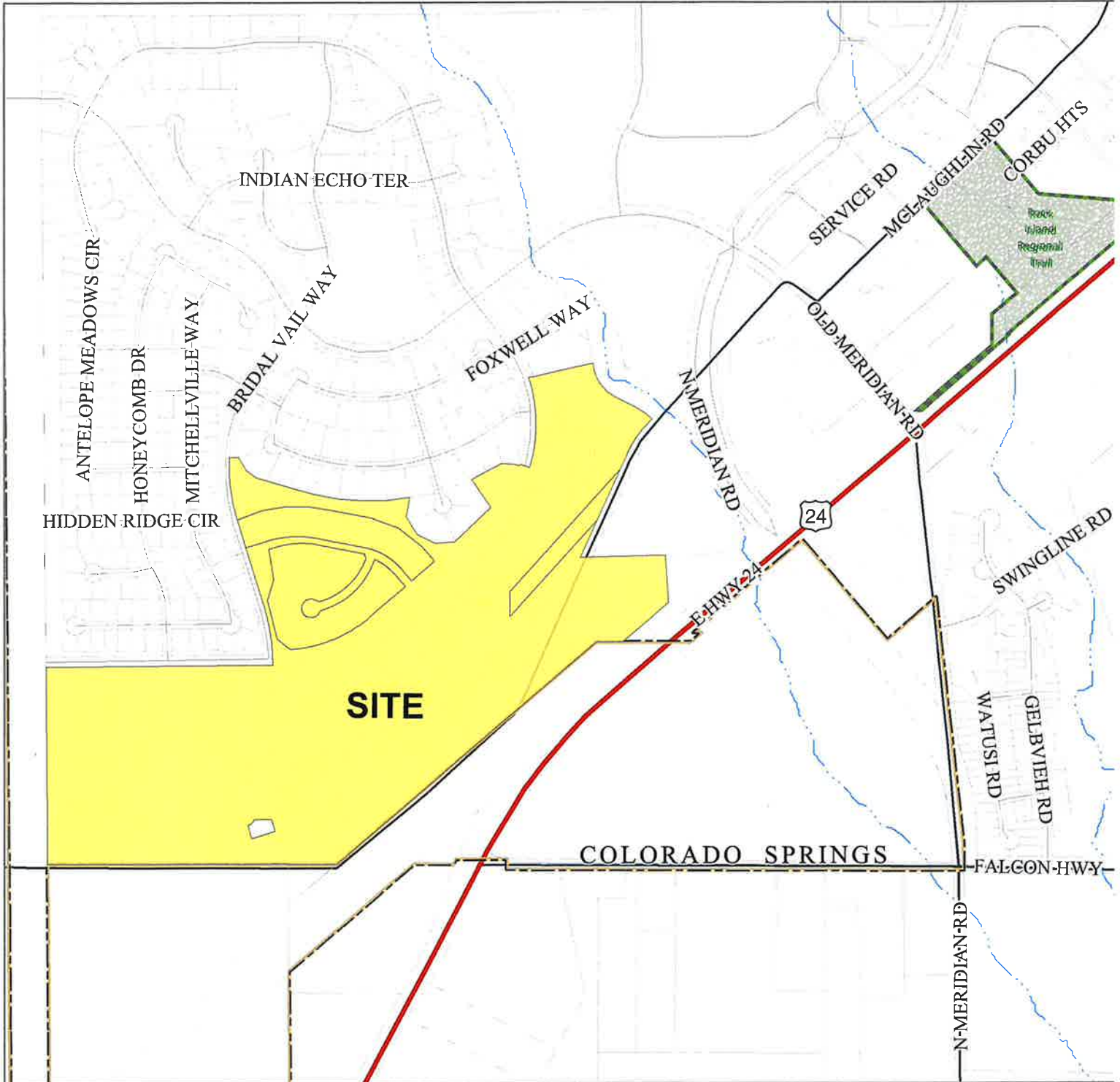
Kari Parsons, Senior Planner  
El Paso County Planning and Community Development  
719-520-6306  
Kariparsons@elpasoco.com

# El Paso County Parcel Information

File Name: SKP214

Zone Map No.: --

Date: April 7, 2022



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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5312301037  
AGUILAR LUIS RAUL ESTRADA  
10821 CASCADING SPRING CIR  
PEYTON, CO 80831

5312219001  
ANIZELL FRANK J JR  
11203 FOXWELL WAY  
PEYTON, CO 80831

5312306007  
BANG NGU A  
10933 CASCADING SPRING CIR  
PEYTON, CO 80831

5312216021  
CALDWELL SARAH  
11150 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312304004  
CARLSON JERRY BRUCE  
10965 BONNEBELLE CIR  
PEYTON, CO 80831

5312309009  
CESER JONATHAN A  
5050 BLACK QUARTZ RD  
LAS CRUCES, NM 88011

5300000588  
CHALLENGER COMMUNITIES LLC  
8605 EXPLORER DRIVE #250  
COLORADO SPRINGS, CO 80920

5312309008  
CHASE ROBERT A  
11077 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312406001  
CYGNET LAND LLC  
630 SOUTHPOINTE CT STE 200  
COLORADO SPRINGS, CO 80906

5312301036  
DELMONTE LILLIAN I  
10807 CASCADING SPRINGS CIR  
PEYTON, CO 80831

5312309001  
DENMAN TRENTON L  
7012 NULATO CIR  
PEYTON, CO 80831

5312400013  
FALCON HIGHLANDS METRO DISTRICT  
111 S TEJON ST STE 705  
COLORADO SPRINGS, CO 80903

5312113003  
FITCH GUY R  
11263 FOXWELL WAY  
PEYTON, CO 80831

5312216020  
FLETES CESAR J  
11138 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312309013  
FONTANA JOEL J  
6967 WAGON TRACK WAY  
PEYTON, CO 80831

5312304013  
GORDON JOSHUA JEREMY  
6879 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5313000103  
H2O SUB BLR LLC  
8800 N GAINNEY CTR DR STE 345  
SCOTTSDALE, AZ 85258

5312309010  
HALES BLAINE L  
6968 WAGON TRACK WAY  
PEYTON, CO 80831

5312301042  
HILES SEAN C  
10891 CASCADING SPRING CIR  
PEYTON, CO 80831

5312306005  
HINTON JOSEPH HOUSTON  
10961 CASCADING SPRING CIR  
PEYTON, CO 80831

5312306001  
HOPP DAVID D  
6843 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312306008  
JAQUEZ FERNANDO  
10919 CASCADING SPRING CIR  
PEYTON, CO 80831

5312301038  
JOHNSON PAMELA  
10835 CASCADING SPRING CIR  
PEYTON, CO 80831

5312309012  
JONES ROLAN F  
6947 WAGON TRACK WAY  
PEYTON, CO 80831

5312309015  
KELLY RONALD K  
11113 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312304011  
KENNEDY KORY C  
10966 HIDDEN RIDGE CIR  
PEYTON, CO 80831

5312306003  
KINTZ DALE D  
6819 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312309002  
KIRSCHMAN DAVID L  
11005 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312306006  
KLINGSICK DONALD H  
10947 CASCADING SPRING CIR  
PEYTON, CO 80831

5312304015  
LAHEY JANINE E  
6855 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312309005  
LLOYD GEORGE A JR  
11041 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312301040  
LYNCH PATRICK  
10863 CASCADING SPRING CIR  
PEYTON, CO 80831

5312113001  
MACRAE KENNETH P  
11223 FOXWELL WAY  
PEYTON, CO 80831

5312309003  
MALEWITZ THOMAS D  
11017 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312304001  
MCKENNY BRITTANY  
7085 MITCHELLVILLE WAY  
PEYTON, CO 80831

5312400017  
MOODY BRIAN M  
8605 EXPLORER DR SUITE 250  
COLORADO SPRINGS, CO 80920

5312301041  
MUJICA JOSE  
10877 CASCADING SPRING CIR  
PEYTON, CO 80831

5312400012  
NEXTOP HOLDINGS LLC  
8605 EXPLORER DRIVE #250  
COLORADO SPRINGS, CO 80920

5312304003  
OLIVETO ELI LOUIS  
7061 MITCHELLVILLE WAY  
PEYTON, CO 80831

5313000094  
OZBURN JAMES C  
11150 E US HIGHWAY 24  
PEYTON, CO 80831

5312216019  
PHILLIPS CHANTAL S  
11126 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5300000091  
PUBLIC SERVICE CO OF COLORADO  
PO BOX 840  
DENVER, CO 80201

5312309011  
RAPHAEL LAWRENCE A  
6948 WAGON TRACK WAY  
PEYTON, CO 80831

5312301039  
RAST JACOB  
PO BOX 15894  
COLORADO SPRINGS, CO 80935

5312304012  
RICE JEFFERY CHAD  
6891 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312309006  
RUSH THOMAS R  
3013 TANTALLON DR  
OWENS CROSS ROADS, AL 35763

5312309016  
SALVETTI DAVID R  
11125 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312306002  
SCHMIDT EDWARD F  
6831 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312309017  
SCHMUCKER ERIC C  
11149 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312304002  
SEDERBURG MICKY  
7073 MITCHELLVILLE WAY  
PEYTON, CO 80831

5312309007  
SMITH ANTHONY RAY  
11065 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312309004  
SPADARO JOHN D  
11029 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5312306004  
STEVENSON SEAN P  
6807 HIDDEN HAVEN WAY  
PEYTON, CO 80831

5312113006  
TAMLIN VENTURES LLC  
4940 PARK VISTA BLVD  
COLORADO SPRINGS, CO 80918

5312113002  
THOMPSON DAVID  
11243 FOXWELL WAY  
PEYTON, CO 80831

5300000716  
WALTON COLORADO LLC  
14614 N KIERLAND BLVD #120  
SCOTTSDALE, AZ 85254

5312309014  
WINSTEAD WANDA R  
11101 BIRCH HOLLOW WAY  
PEYTON, CO 80831

5300000285  
BLH NO 2 LLC  
111 S TEJON ST STE 222  
COLORADO SPRINGS, CO 80903

5312100006  
KLK 1031 INVESTMENTS LLC  
632 SILVER OAK GRV  
COLORADO SPRINGS, CO 80906

5312304014  
HPA II BORROWER 2020-2 LLC  
120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

5312306009  
10905 CASCADING SPRING CIRCLE  
10905 CASCADING SPRING CIR  
PEYTON, CO 80831

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5160

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