



1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)

August 17, 2021

**Dear Adjacent Property Owner:**

This letter is being sent to you because Challenger Homes is proposing a land use project in El Paso County at the referenced location below and on the attached plans. This information is being provided to you simultaneously with the submittal to the 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 and Community Development Department. At that time, you will be given the 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:

Grant Dennis  
Galloway & Company, Inc  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719-900-7220 phone  
[GrantDennis@GallowayUS.com](mailto:GrantDennis@GallowayUS.com)

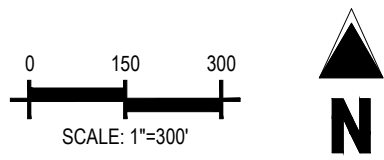
The project details can also be found on the County web site, where you will also find the contact details for the El Paso County project planner and the Sketch Plan file number.  
<https://epcdevplanreview.com>

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

The proposal being submitted to El Paso County is seeking approval of an application for a final plat for Falcon Meadows at Bent Grass Filing No. 2 consisting of 108 residential lots that covers an area of approximately 22 acres. The proposed development is a part of the larger approved Bent Grass PUD. The site is undeveloped, vacant land with native grasslands and rolling topography. The connection will be along Bent Grass Meadows drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west.



- ① LOT 2 THE MEADOWS FIL NO 2
- ② LOT 1 THE MEADOWS FIL NO 2
- ③ LOT 11 THE MEADOWS FIL NO 1
- ④ LOT 10 THE MEADOWS FIL NO 1
- ⑤ LOT 9 THE MEADOWS FIL NO 1
- ⑥ NOT PLATTED
- ⑦ SEE CALL OUT BELOW
- ⑧ TR H BENT GRASS RESIDENTIAL FIL NO 2
- ⑨ TR G BENT GRASS RESIDENTIAL FIL NO 2
- ⑩ NOT PLATTED



FALCON MEADOWS @ BENT GRASS F2

VICINITY MAP

Project No: CLH000019

Drawn By: JDM

Checked By: CMWJ

Date: 6/15/2021

**Galloway**

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#	NAME	ADDRESS
1	MILLER THOMAS A	8155 FALCON MEADOW BLVD PEYTON CO, 80831-7008
2	WATSON WILLIAM J	8115 FALCON MEADOW BLVD PEYTON CO, 80831-7008
3	HACKLE THOMAS C JR	8025 FALCON MEADOW BLVD PEYTON CO, 80831-7017
4	JUHL JEREMY J	7975 FALCON MEADOW BLVD PEYTON CO, 80831-7044
5	STERLING TRUST	7975 FALCON MEADOW BLVD PEYTON CO, 80831-7023
6	FALCON STORAGE PARTNERS LLLP	4615 NORTH PARK DR #101 COLORADO SPRINGS CO, 80918-3857
7	BETTER LAND LLC	8605 EXPLORER DR #250 COLORADO SPRINGS CO, 80920-1013
8	CHALLENGER COMMUNITIES LLC	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920-1013
9	CHALLENGER COMMUNITIES LLC	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920-1013
10	CHALLENGER COMMUNITIES LLC	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920-1013

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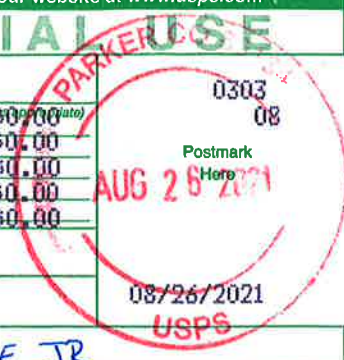
Total Postage and Fees \$4.15

Sent To **THOMAS HACKLE JR**

Street and Apt. No., or PO Box No. **8025 FALCON MEADOW BLVD**

City, State, ZIP+4® **PEYTON, CO 80831-7017**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Sent To **STERLING TRUST**

Street and Apt. No., or PO Box No. **7975 FALCON MEADOWS BLVD**

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Sent To **THOMAS MILLER**

Street and Apt. No., or PO Box No. **8155 FALCON MEADOW BLVD**

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Sent To **WILLIAM WATSON**

Street and Apt. No., or PO Box No. **8115 FALCON MEADOWS BLVD**

City, State, ZIP+4® **PEYTON, CO 80831-7008**

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Sent To **JEREMY JUHL**

Street and Apt. No., or PO Box No. **7975 FALCON MEADOW BLVD**

City, State, ZIP+4® **PEYTON, CO 80831-7044**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Sent To **CHALLENGER COMMUNITIES**

Street and Apt. No., or PO Box No. **8605 EXPLORER DR SUITE 250**

City, State, ZIP+4® **COLORADO SPRINGS, CO 80920-1013**

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