

# EL PASO COUNTY



COLORADO

*mailed / Copied  
2/7/22 KH*

COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)

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HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

2/7/2022

RE: Falcon Meadows at Bent Grass Filing. No. 2 Final Plat

File: SF-2134

Parcel ID Nos.: 53010-00-023, 53012-04-005, 53012-04-006, 53012-04-007,  
and 53013-01-028

To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed Falcon Meadows at Bent Grass Filing No. 2 development located north and west of Bent Grass Meadows Drive that the applicant, Challenger Communities, LLC, has requested approval of a final plat application which includes 108 single-family attached residential lots within the PUD (Planned Unit Development) zoning district (PCD File No. PUDSP-20-005). The Planning and Community Development Director may make a formal decision regarding the request on 2/23/2022. 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). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

*Kari Parsons*

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

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)

PARCEL	NAME
5301000019	CHALLENGER COMMUNITIES LLC
5301000023	CHALLENGER COMMUNITIES LLC

### El Paso County Parcel Information

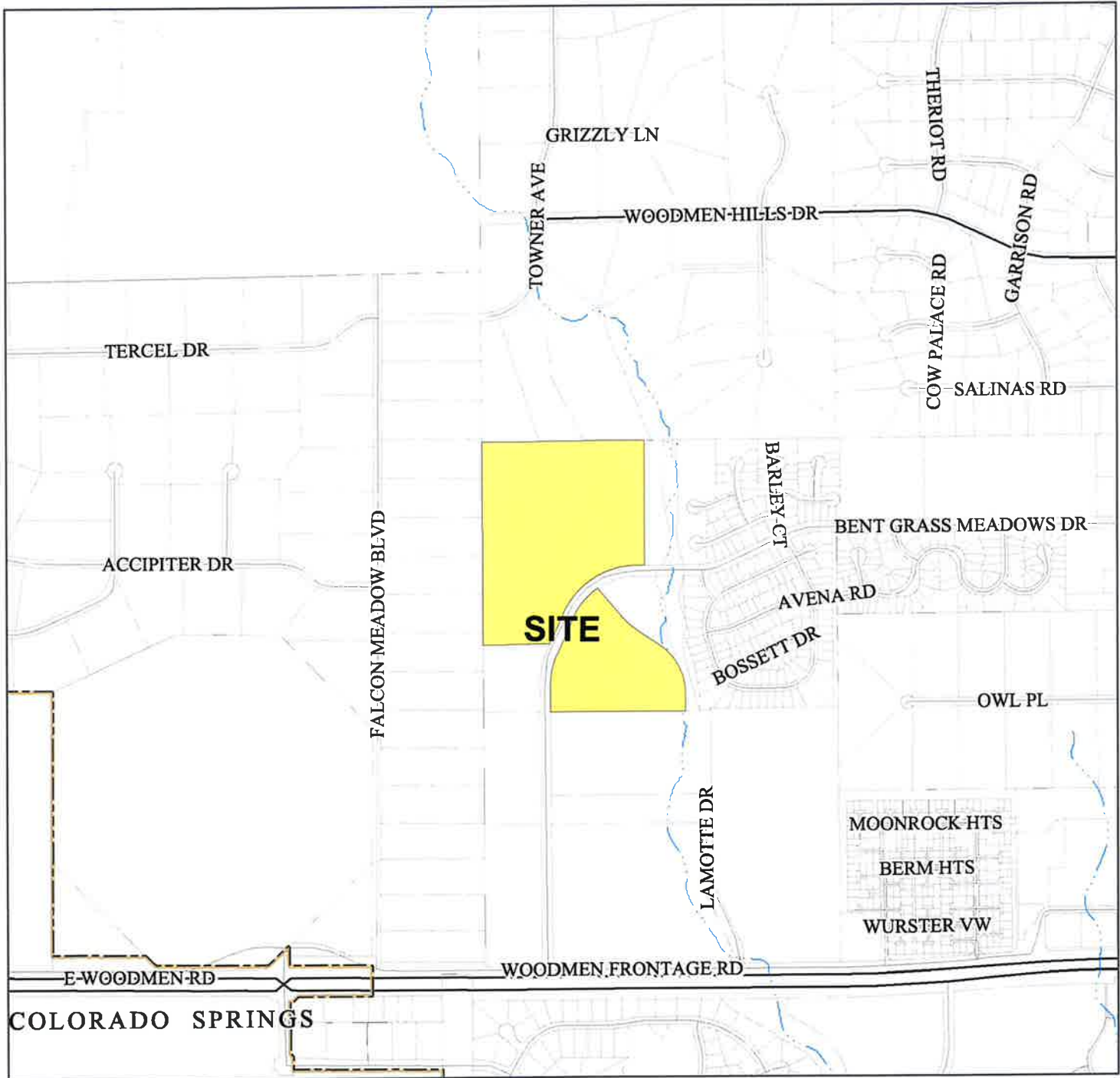
File Name:

Zone Map No.:

Date:

ADDRESS	CITY	STATE
8605 EXPLORER DR SUITE 250	COLORADO SPRINGS	CO
8605 EXPLORER DR #250	COLORADO SPRINGS	CO

ZIP	ZIP+4
80920	1013
80920	1013



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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5301201061  
CHALLENGER COMMUNITIES LLC  
8605 EXPLORER DR SUITE 250  
COLORADO SPRINGS, CO 80920

5301000016  
DEYOUNG RANDALL L  
10925 E. HWY 24  
PEYTON, CO 80831

5301002005  
FALCON STORAGE PARTNERS LLLP  
4615 NORTH PARK DR #101  
COLORADO SPRINGS, CO 80918

5301005033  
FRIEND MICHAEL R  
8225 TOWNER AVE  
PEYTON, CO 80831

5302001007  
HACKLE THOMAS C JR  
8025 FALCON MEADOW BLVD  
PEYTON, CO 80831

5301005034  
HULSEY RANDALL J  
8285 TOWNER AVE  
PEYTON, CO 80831

5302001008  
JUHL JEREMY J  
7975 FALCON MEADOW BLVD  
PEYTON, CO 80831

5302001005  
MILLER THOMAS A  
8155 FALCON MEADOW BLVD  
PEYTON, CO 80831

5302001004  
SCHOLL KENNETH L  
8225 FALCON MEADOW BLVD  
PEYTON, CO 80831

5302001003  
SEETCH JOHN H  
8265 FALCON MEADOW BLVD  
PEYTON, CO 80831

5301005035  
SOUTHARD GLENDA  
4950 BUCKAROO DR  
COLORADO SPRINGS, CO 80918

5302001009  
STERLING TRUST  
7880 FALCON MEADOW BLVD  
PEYTON, CO 80831

5302001006  
WATSON WILLIAM J  
8115 FALCON MEADOW BLVD  
PEYTON, CO 80831