



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

June 24, 2022

**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. 4 consisting of 39 residential lots that covers an area of approximately 10.42 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 SOUTHARD GLENDA
- ② PARRISH WILLIAM E
- ③ CHALLENGER COMMUNITIES LLC
- ④ FLORES MELISSA L
- ⑤ MARJANIEMI CURTIS L
- ⑥ BERWYN LOOP LLC
- ⑦ BUSH KIRSTEN M
- ⑧ PEDERSEN BRAD K
- ⑨ SHEWARD SHANNON C
- ⑩ ARDON MANUEL JR
- ⑪ SEE CALL OUT BELOW
- ⑫ SEE CALL OUT BELOW



FALCON MEADOWS @ BENT GRASS F4

VICINITY MAP

Project No: CLH000021

Drawn By: JDM

Checked By: CMWJ

Date: 6/24/22



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ARDON MANUEL JR  
7851 BERWYN LOOP  
PEYTON CO 80831



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PEDERSEN BRAD K  
7831 BERWYN LOOP  
PEYTON CO 80831



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BERWYN LOOP LLC  
4565 HILTON PKWY  
COLORADO SPRINGS CO 80907



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SHEWARD SHANNON C  
7841 BERWYN LOOP  
PEYTON CO 80831



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BUSH KIRSTEN M  
7821 BERWYN LOOP  
PEYTON CO 80831



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FLORES MELISSA L  
7801 BERWYN LOOP  
PEYTON CO 80831



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MARJANIEM CURTIS L  
8225 FALCON MEADOW BLVD  
PEYTON CO, 80831-7008

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PARRISH WILLIAM E  
8510 VELVET ANTLER WAY  
PEYTON CO 80831-6972

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CHALLENGER COMMUNITIES LLC  
8605 EXPLORER DR SUITE 250  
PEYTON CO 80831-6958

Col. Sp. CO 80920

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Postage \$0.58

Total Postage and Fees \$4.33

SOUTHARD GLENDA  
4950 BUCKAROO DR  
COLORADO SPRINGS CO 80918-5256

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