

EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners

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6/11/2024

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director may make a formal decision regarding the application on 6/25/2024. Details for the project are listed below.

PCD File No.: SF2223, Falcon Meadows at Bent Grass Fil 4

Project Description: An administrative Final Plat creating 39 single-family residential lots, 9 tracts, and public right of way on 11.83 acres zoned PUD (Planned Unit Development). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Challenger Communities, LLC
8605 Explorer Dr., Ste. 250
Colorado Springs, CO 80920
Jim@ChallengerHomes.com
(719) 598-5192 x248

Applicant/Representative:

Galloway & Company, Inc. c/o Caleb Johnson
1155 Kelly Johnson Blvd., Ste. 305
Colorado Springs, CO 80920
calebjohnson@gallowayus.com
(719) 900-7238 x2618

Tax ID/Parcel Nos.: 5301201065, 5301201062, and 5301201063

Location of Project: Adjacent to Bent Grass Meadows Drive.

Zoning District: PUD (Planned Unit Development)

Land Size: 11.83 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/179872>

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

Respectfully,



Kari Parsons - Planner
El Paso County Planning & Community Development
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(719) 520-6306

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

FIRST-CLASS



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By *KH*

5301204003
BERWYN LOOP LLC
4565 HILTON PKWY
COLORADO SPRINGS, CO 80907

AMK

NOTICE OF ADMINISTRATION

NIXIE 80910 06/24/2024
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN PARCEL ONLY NO AUTOMATION
BT: 569088989855

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SF2223
PARCEL NOS.: 5301201065, 5301201062, and 5301201063
OWNER: CHALLENGER COMMUNITIES LLC
ADDRESS: Unaddressed, see map.

EL PASO COUNTY ASSESSOR
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907

Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907

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