

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,




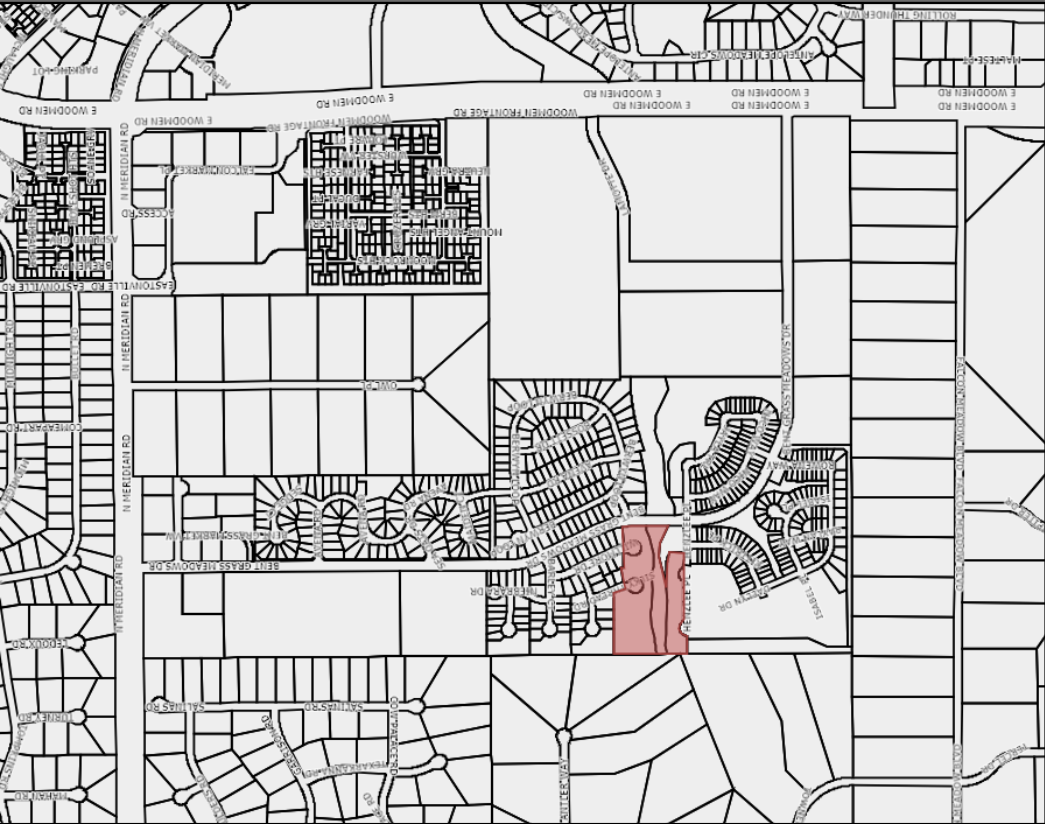
Kari Parsons - Planner
El Paso County Planning & Community Development
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NOTICE OF ADMINISTRATIVE DETERMINATION

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EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SF2223

PARCEL NOS.: 5301201065, 5301201062, and 5301201063

OWNER: CHALLENGER COMMUNITIES LLC

ADDRESS: Unaddressed, see map.

Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600