

April, 2022

Dear Adjacent Property Owner:

This letter is being sent to you because Challenger Communities LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso 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 Department. At that time, you will be given the El Paso County contact information, the file number and an 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:

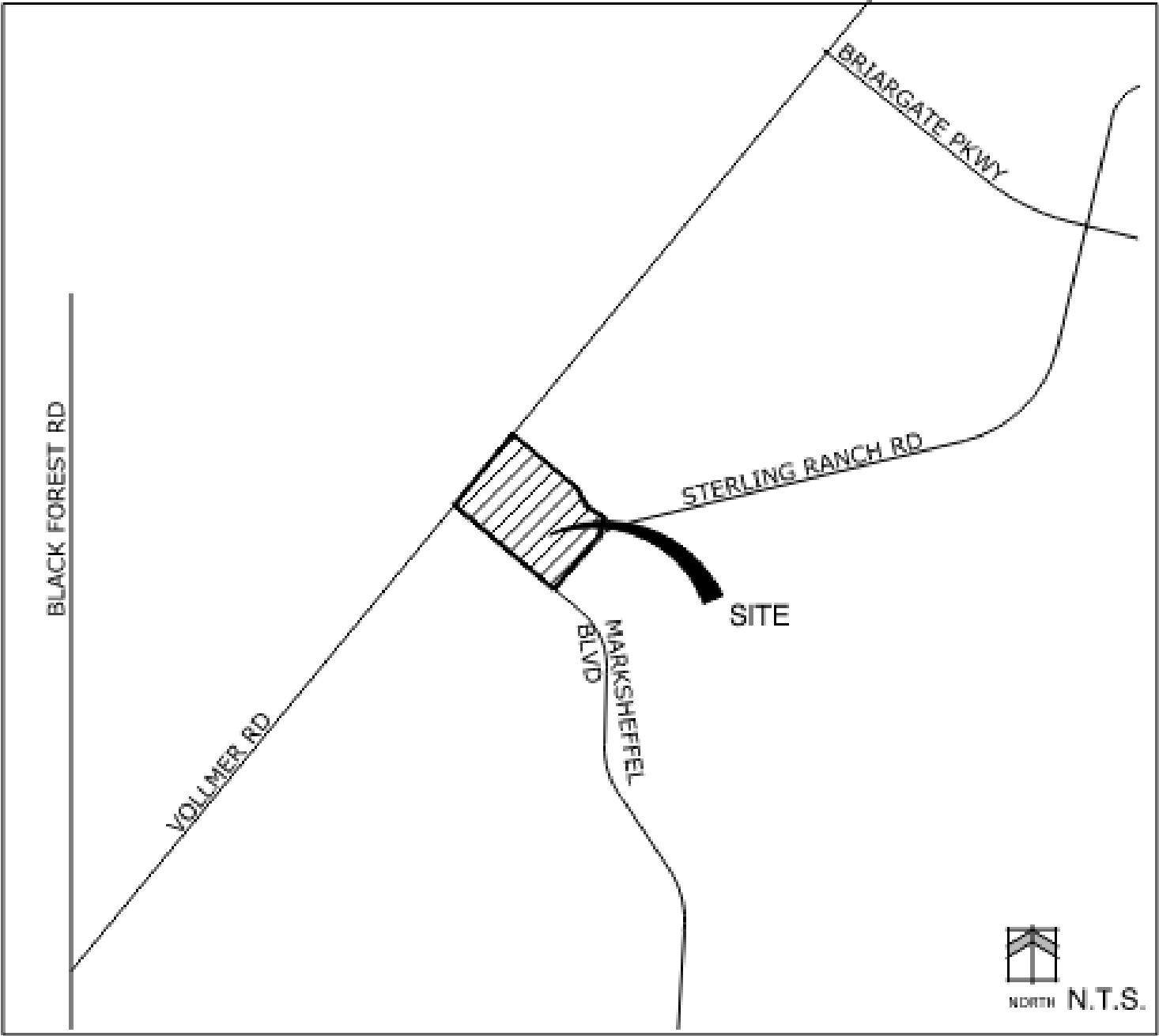
Andrea Barlow
N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719-471-0073

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

1. A PUD Development/Preliminary Plan for Copper Chase at Sterling Ranch comprising 138 single-family detached lots, 10 Tracts, and Rights-of-way on 19.651 acres.
2. A rezone for Copper Chase at Sterling Ranch on 19.651 acres.

Location	East of Vollmer Road
Existing Zoning	RS-5000
Proposed Zoning	PUD
Proposed Facilities, Structures, Roads, etc.	138 single-family detached lots, 10 Tracts, and Rights-of-Way
Vicinity Map	Attached





VICINITY MAP



NORTH N.T.S.



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Name and Address of Sender N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903		TOTAL NO. of Pieces Listed by Sender 118	TOTAL NO. of Pieces Received at Post Office™ 118	Affix Stamp Here <i>Postmark with Date of Receipt.</i>	
		Postmaster, per (name of receiving employee) <i>S. Parker</i>		 	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		F	
1.		TURKEY CANON QUARRY INC			
CopperC - 1		20 BOULDER CRESCENT ST 2ND FL COLORADO SPRINGS, CO 80903			
2.		SR LAND LLC			
CopperC - 2		20 BOULDER CRESCENT ST STE 102 COLORADO SPRINGS, CO 80903			
3.		BOARD OF COUNTY, COMMISSIONERS OF EL PASO			
CopperC - 3		200 S CASCADE AVE COLORADO SPRINGS, CO 80903			
4.		SMITH TYRONE, SMITH CECILIA R			
CopperC - 4		6145 PADRE CT COLORADO SPRINGS, CO 80922			
5.		FLETES ALBINO, REBOLLAR SANDRA HIGUERA			
CopperC - 5		9225 BEN TIRAN CT COLORADO SPRINGS, CO 80908			
6.		FAGAN RICHARD L, FAGAN DONNA K			
CopperC - 6		9245 BEN TIRAN CT COLORADO SPRINGS, CO 80908			



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. CopperC - 7	DANGELO VINCENT F, DANGELO SANDRA L 9265 BEN TIRRAAN CT COLORADO SPRINGS, CO 80908					
2. CopperC - 8	LEWIS-WOLF PROPERTIES LLLP, C/O BILLS TOOL 25 S CHESTNUT ST COLORADO SPRINGS, CO 80905					
3. CopperC - 9	HW DIESEL ENTERPRISES LLC 125 S CHESTNUT ST COLORADO SPRINGS, CO 80905					
4. CopperC - 10	BWH PROPERTIES LLC 125 S CHESTNUT ST COLORADO SPRINGS, CO 80905					
5. CopperC - 11	BR INVESTMENTS LLC PO BOX 88120 COLORADO SPRINGS, CO 80908					
6. CopperC - 12	EL PASO COUNTY BY AND THROUGH THE, OF EL 200 S CASCADE AVE COLORADO SPRINGS, CO 80903					



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1. CopperC - 13	CHALLENGER COMMUNITIES LLC 8605 EXPLORER DR STE 250 COLORADO SPRINGS, CO 80920				
2. CopperC - 14	8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO 5000 NORTH PARK DR COLORADO SPRINGS CO, 80918				
3. CopperC - 15	VOLLMER PROPERTIES LLC PO BOX 25579 COLORADO SPRINGS CO, 80936				
4. CopperC - 16	RAO INVESTMENTS LLC 7910 GATEWAY E STE 102 EL PASO TX, 79915				
5. CopperC - 17	MASON LLC 7702 BARNES RD #140-58 COLORADO SPRINGS CO, 80922				
6. CopperC - 18	HOEPNER MARY J 8250 MUSTANG PL COLORADO SPRINGS, CO 80908				



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1. CopperC - 19	TRUJILLO PETE A, TRUJILLO GRACE 8170 MUSTANG PL COLORADO SPRINGS, CO 80908				
2. CopperC - 20	BAKER ELSIE I TRUST 2524 MEADOWLARK LN COLORADO SPRINGS, CO 80909				
3. CopperC - 21	JAYNE BRANDY ALEXANDRA 9014 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
4. CopperC - 22	BUCKSATH DAVID R, BUCKSATH STEPHANIE K 7224 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
5. CopperC - 23	WEBB LIVING TRUST, WEBB SIGITA TRUSTEE, WEBB 6386 MESEDGE DR COLORADO SPRINGS, CO 80919				
6. CopperC - 24	BUCHANAN WESTON, BUCHANAN PRISCILLA 7248 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				



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1. CopperC - 25	COOPER CHARLES W 7256 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
2. CopperC - 26	KAMMER JENNIFER L 7272 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
3. CopperC - 27	DUNAHOO JESSICA L, AANENSEN JENNIFER L 7280 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
4. CopperC - 28	RHODES ERIK, RHODES LORI 12930 HOLMES RD COLORADO SPRINGS, CO 80908				
5. CopperC - 29	MAGALLAN VICENTE, MAGALLAN ADRIANA 7296 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
6. CopperC - 30	HP COLORADO I LLC 120 S RIVERSIDE PLAZA STE 2000 CHICAGO IL, 60606				



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1. CopperC - 31	HUGHES JAMON D, HUGHES REYNA 7287 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
2. CopperC - 32	BOTH DANIEL, BOTH MELISSA 7279 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
3. CopperC - 33	JOHNSON JERRY D, JOHNSON CAROLE L 7263 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
4. CopperC - 34	STEWART JILLIAN K 7255 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
5. CopperC - 35	OLSON DAVIS ALAN, OLSON ASHLEY JAE 7247 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
6. CopperC - 36	DUXBURY DALE, DUXBURY HEATHER 7239 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				



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1.	TERRY JAMES				
CopperC - 37	7231 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
2.	KECSKES TREVOR A, SALMON KELLI A				
CopperC - 38	7223 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
3.	PITTS RACHAEL, PITTS TYLER				
CopperC - 39	7215 CEDAR BRUSH CT COLORADO SPRINGS, CO 80908				
4.	BARBEE ANGELA D				
CopperC - 40	9054 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
5.	HANSEN BRYCE, HANSEN MELANI				
CopperC - 41	9064 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
6.	ATKINSON ZACKERY J, ATKINSON STEPHANIE M				
CopperC - 42	9074 VANDERWOOD RD COLORADO SPRINGS, CO 80908				



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1.	SCHNEIDER MICHAELA, SCHNEIDER-HARRIS BOBBI				
CopperC - 43	9084 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
2.	RILINGER RODNEY				
CopperC - 44	9094 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
3.	TUCKER CALVIN MICHAEL II, TUCKER IRENE JOY				
CopperC - 45	9104 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
4.	SERAFINE JARROD, SERAFINE NICOLE				
CopperC - 46	9114 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
5.	QUINN MATTHEW J, QUINN JESSICA				
CopperC - 47	9124 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
6.	WOODMEN HTS METRO DIST NO 1				
CopperC - 48	614 N TEJON ST COLORADO SPRINGS, CO 80903				



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1. CopperC - 49	BELLERDINE WILLIAM E JR 9085 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
2. CopperC - 50	DAI CHRISTINA D 9075 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
3. CopperC - 51	WAYNE WILLIAM WHITE & JENNIE JO, WHITE LIVING 9908 PAONIA PARK PL COLORADO SPRINGS, CO 80924				
4. CopperC - 52	SCROGGINS JEFF S, SCROGGINS SARA D 9045 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
5. CopperC - 53	SNYDER GENEVIEVE D, SNYDER ROGER L 8306 PRAIRIE BRUSH CT COLORADO SPRINGS, CO 80908				
6. CopperC - 54	WENDT TYLER, WENDT MICHELLE, FOREHAND 8307 PRAIRIE BRUSH CT COLORADO SPRINGS, CO 80908				



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1. CopperC - 55	HOWARD BRADLEY W 8315 PRAIRIE BRUSH CT COLORADO SPRINGS, CO 80908				
2. CopperC - 56	RODRIGUEZ NICOLAS ANDRES, RODRIGUEZ ASHLEY 8323 PRAIRIE BRUSH CT COLORADO SPRINGS, CO 80908				
3. CopperC - 57	HORNER ANDREW R 8650 EXPLORER DR STE 250 COLORADO SPRINGS, CO 80920				
4. CopperC - 58	HANENKRATT BRAD L, HANENKRATT REGINA LEA 8339 PRAIRIE BRUSH CT COLORADO SPRINGS, CO 80908				
5. CopperC - 59	VELASCO ALEJANDRO 8841 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
6. CopperC - 60	SANCHEZ HARRISON THOMAS, SANCHEZ MELANIE 8851 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				



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1.	BRADFORD ELIZABETH C, MCQUIDDY DAVID L				
CopperC - 61	8861 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
2.	BERGEN THOMAS CONOR				
CopperC - 62	8871 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
3.	SAYRE JAMES A, SAYRE OLEKSANDRA				
CopperC - 63	8830 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
4.	THEKKEKARA KIRAN B, KURIAN ASHA				
CopperC - 64	8820 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
5.	MALONE DYANI K				
CopperC - 65	8810 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
6.	REAMS ALLISON M				
CopperC - 66	7165 ASPEN BRUSH CT COLORADO SPRINGS, CO 80908				



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1.	BACANI JENNIFER NICHOLE, FLOWER WILLIAM				
CopperC - 67	7175 ASPEN BRUSH CT COLORADO SPRINGS, CO 80908				
2.	SISCO GARY, SISCO SHANNON J				
CopperC - 68	7185 ASPEN BRUSH CT COLORADO SPRINGS, CO 80908				
3.	STREHLE JAMES F, STREHLE JOANN C				
CopperC - 69	7195 ASPEN BRUSH CT COLORADO SPRINGS, CO 80908				
4.	CABALLERO FERNANDO JR, CABALLERO ANGELA C				
CopperC - 70	8840 DRY NEEDLE PL COLORADO SPRINGS, CO 80908				
5.	ANDERSON TOMMIE, ANDERSON LATESHA				
CopperC - 71	5420 SACRAMENTO PL COLORADO SPRINGS, CO 80917				
6.	MILLER CHARLES, MILLER SYLVIA G, CURINGTON				
CopperC - 72	9135 VANDERWOOD RD COLORADO SPRINGS, CO 80908				



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1.	WEBB VELETTE				
CopperC - 73	9125 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
2.	FOREHAND BENETA, FOREHAND RANDAL RAY				
CopperC - 74	9115 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
3.	BORUCKI LYNN P				
CopperC - 75	9105 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
4.	BROWN SHARON V				
CopperC - 76	9095 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
5.	TABUCHI DEBORAH S				
CopperC - 77	8351 POTENTILLA GRV COLORADO SPRINGS, CO 80908				
6.	VAUGHN CLARENCE L, VAUGHN SUZANNE L				
CopperC - 78	8341 POTENTILLA GRV COLORADO SPRINGS, CO 80908				



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1. CopperC - 79	CARROLL LINDA K LIVING TRUST 8331 POTENTILLA GRV COLORADO SPRINGS, CO 80908				
2. CopperC - 80	WERMERS JAMES A, WERMERS JOAN M 8321 POTENTILLA GRV COLORADO SPRINGS, CO 80908				
3. CopperC - 81	LITTLE VICKI D 8311 POTENTILLA GRV COLORADO SPRINGS, CO 80908				
4. CopperC - 82	NELSON RONALD T, NELSON MARIA L 8301 POTENTILLA GRV COLORADO SPRINGS, CO 80908				
5. CopperC - 83	TRAILS EAST HOMEOWNERS ASSOC 13530 NORTHGATE ESTATES DR #100 COLORADO SPRINGS, CO 80921				
6. CopperC - 84	CIANCIARULO MICHAEL B, CIANCIARULO VALERIE N 10920 HARDY RD COLORADO SPRINGS, CO 80908				



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1. CopperC - 85	ZIMMERMAN JEFFREY P, ZIMMERMAN HELEN K 9144 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
2. CopperC - 86	ORTIZ ZACHARY, ORTIZ VANESSA 9154 VANDERWOOD RD COLORADO SPRINGS, CO 80908				
3. CopperC - 87	DONOVAN PATRICK L, DONOVAN MELISSA G 7994 HARDWOOD CIR COLORADO SPRINGS, CO 80908				
4. CopperC - 88	HUSCH PAULA L 8006 HARDWOOD CIR COLORADO SPRINGS, CO 80908				
5. CopperC - 89	HEDEMARK CHRISTOPHER, HEDEMARK KAYLA 7545 CURCHWOOD CIRCLE COLORADO SPRINGS, CO 80918				
6. CopperC - 90	REXROTH TRAVIS J, REXROTH LAYCEE LEWIS 8018 HARDWOOD CIR COLORADO SPRINGS, CO 80908				



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1. CopperC - 91	ENGINEERING & SURVEYING INC 20 BOULDER CRESCENT STE 102 COLORADO SPRINGS, CO 80903					
2. CopperC - 92	BRESNAHAN ROBERT J 8090 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
3. CopperC - 93	J2LVB LIVING TRUST 7313 ALLENS PARK DR COLORADO SPRINGS, CO 80922					
4. CopperC - 94	JARAMILLO FRANK 8078 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
5. CopperC - 95	TERAN MARTIN M, TERAN CHELSEA N 8072 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
6. CopperC - 96	STALNAKER KENNETH R, STALNAKER AMY L 8066 HARDWOOD CIR COLORADO SPRINGS, CO 80908					



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1. CopperC - 97	THRESHER DAVID W, THRESHER BRANDY G 8060 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
2. CopperC - 98	MCLAUGHLIN RUSSELL E JR, MCLAUGHLIN LISA M 8054 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
3. CopperC - 99	KNAPSTEIN JAMIE M, KNAPSTEIN STEVEN J 8048 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
4. CopperC - 100	DAVIS DANIEL E, DAVIS KATHLEEN L 8042 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
5. CopperC - 101	ZOKAITIS VICTORIA L, ZOKAITIS JOSEPH E 8036 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
6. CopperC - 102	PEPPERS MELVIN III, PEPPERS CARLOUISE 8030 HARDWOOD CIR COLORADO SPRINGS, CO 80908					



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1.	WOODMEN HEIGHTS METROPOLITAN DIST, C/O				
CopperC - 103	614 N TEJON ST COLORADO SPRINGS, CO 80903				
2.	GASKINS JAMES PERLY				
CopperC - 104	8024 HARDWOOD CIR COLORADO SPRINGS, CO 80908				
3.	ROBINSON EMILY T, ROBINSON ROSS F				
CopperC - 105	7923 WAGONWOOD PL COLORADO SPRINGS, CO 80908				
4.	VAN ALSTINE DAVID, VAN ALSTINE BRIDGET				
CopperC - 106	7929 WAGONWOOD PL COLORADO SPRINGS, CO 80908				
5.	LEINGANG BRUCE R, LEINGANG TAMMI L				
CopperC - 107	7935 WAGONWOOD PL COLORADO SPRINGS, CO 80908				
6.	SMITH BOBBY D, SMITH LORRAINE S				
CopperC - 108	8073 HARDWOOD CIR COLORADO SPRINGS, CO 80908				



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1.	BERRIGAN SHANICE L, BERRIGAN AARON KD					
CopperC - 109	8079 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
2.	OTT CODY, OTT KATHLEEN L					
CopperC - 110	8085 HARDWOOD CIR COLORADO SPRINGS, CO 80908					
3.	KUBIK APRIL, KUBIK JASON					
CopperC - 111	7934 WAGONWOOD PL COLORADO SPRINGS, CO 80908					
4.	DEHERRERA MARIO J					
CopperC - 112	7928 WAGONWOOD PL COLORADO SPRINGS, CO 80908					
5.	SURBER MARIA F					
CopperC - 113	7983 DRY WILLOW WAY COLORADO SPRINGS, CO 80908					
6.	FHOLER PAUL BENJAMIN					
CopperC - 114	7969 DRY WILLOW WAY COLORADO SPRINGS, CO 80908					



Certificate of Mailing — Firm

Name and Address of Sender N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903		TOTAL NO. of Pieces Listed by Sender 118	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.		MORIARTY THOMAS D					
CopperC - 115		7955 DRY WILLOW WAY					
		COLORADO SPRINGS, CO 80908					
2.		ROBINSON SARA N					
CopperC - 116		7968 DRY WILLOW WAY					
		COLORADO SPRINGS, CO 80908					
3.		FORD WALKER N, FORD LAUREN E					
CopperC - 117		7982 DRY WILLOW WAY					
		COLORADO SPRINGS, CO 80908					
4.		HUMISTON DENA L					
CopperC - 118		7991 MARTINWOOD PL					
		COLORADO SPRINGS, CO 80908					
5.							
6.							