



1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

April 30, 2019

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
1755 Telstar Dr., Suite 107
Colorado Springs, CO 80920
719-900-7220 phone
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 Bent Grass Residential Filing 2 consisting of 181 residential lots that covers an area of approximately 46 acres. The proposed development is apart of the 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.





BENT GRASS

BENT GRASS MEADOWS DRIVE

SCALE: 1" = 2,000'

VICINITY MAP

Project No: CLH000014.20

Drawn By: CMWJ

Checked By: RGD

Date: 04/02/2019

Galloway

1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
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Postage

\$0.55

Total Postage and Fees

\$4.05

Sent To Charles + Breianna Green

Street and Apt. No., or PO Box No. 1972 Maiden Ct

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\$0.55

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\$4.05

Sent To Bahr Holdings LLC

Street and Apt. No., or PO Box No. 13530 Northgate Estates Dr #200

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\$0.55

Total Postage and Fees

\$4.05

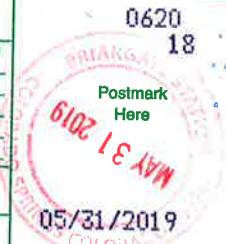
Sent To Ronnie + Barbara Parks

Street and Apt. No., or PO Box No. 11435 Salinas Rd

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\$0.55

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Sent To Kevin + Delores Klein

Street and Apt. No., or PO Box No. 8505 Velvet Antler Way

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Postage

\$0.55

Total Postage and Fees

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Sent To William + Marian Parrish

Street and Apt. No., or PO Box No. 8510 Velvet Antler Way

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☐ Adult Signature Required \$0.00
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Postage

\$0.55

Total Postage and Fees

\$4.05

Sent To Cami + Joseph Debise

Street and Apt. No., or PO Box No. 8530 Velvet Antler Way

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Postage \$0.55

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Sent To Gail Nordstrom

Street and Apt. No., or PO Box No.

8225 Falcon Meadow Blvd
Peyton, CO 80831-7008

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Postage \$0.55

Total Postage and Fees \$4.05

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Sent To William + Sherri Watson

Street and Apt. No., or PO Box No.

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Sent To Julie Harper

Street and Apt. No., or PO Box No.

7975 Falcon Meadow Blvd
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Sent To Thomas + Sally Miller

Street and Apt. No., or PO Box No.

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Sent To Casey + Stephanie Jackson

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8025 Falcon Meadow Blvd
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Sent To Sterling Trust

Street and Apt. No., or PO Box No.

7880 Falcon Meadow Blvd
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Falcon Storage Partners LLLP		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Randall Deyoung		
Street and Apt. No., or PO Box No. 2790 Academy Blvd #150		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Mountain View Electric Assoc. Inc.		
Street and Apt. No., or PO Box No. PG Box 1600		
City, State, ZIP+4® Limon, CO 80828-1600		

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Michael + Kathleen Hare		
Street and Apt. No., or PO Box No. 11410 Owl Pl		
City, State, ZIP+4® Peyton, CO 80831-8110		

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Jana Moyers		
Street and Apt. No., or PO Box No. 1425 La Mesa St		
City, State, ZIP+4® Colorado Springs, CO 80904-2811		

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	
Sent To Ian + Rebekah McGill		
Street and Apt. No., or PO Box No. 11221 Avens Rd		
City, State, ZIP+4® Peyton, CO 80831-6996		

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<input type="checkbox"/> Return Receipt (hardcopy) \$ 0.00	
<input type="checkbox"/> Return Receipt (electronic) \$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00	
<input type="checkbox"/> Adult Signature Required \$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
Postage \$ 0.55	
Total Postage and Fees \$ 4.05	
Sent To Glenda Southard	
Street and Apt. No., or PO Box No. 4950 Buckaroo Dr	
City, State, ZIP+4® Colorado Springs, CO 80918-5256	
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<input type="checkbox"/> Return Receipt (hardcopy) \$ 0.00	
<input type="checkbox"/> Return Receipt (electronic) \$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00	
<input type="checkbox"/> Adult Signature Required \$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
Postage \$ 0.55	
Total Postage and Fees \$ 4.05	
Sent To Randall + Linda Hulsey	
Street and Apt. No., or PO Box No. 8285 Towner Ave	
City, State, ZIP+4® Peyton, CO 80831-6958	
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<input type="checkbox"/> Return Receipt (electronic) \$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00	
<input type="checkbox"/> Adult Signature Required \$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
Postage \$ 0.55	
Total Postage and Fees \$ 4.05	
Sent To Michael + Janet Friend	
Street and Apt. No., or PO Box No. 8225 Towner Ave	
City, State, ZIP+4® Peyton, CO 80831-6958	
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