



Hannah Ridge at Feathergrass Filing No. 5, 6 and 7 Letter of Intent

Owner:

Feathergrass Investments, LLC
4715 N. Chestnut Street
Colorado Springs, CO 80907
(719) 651-9133

Developer:

Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
(719) 592-9333

Applicant/Consultant

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Site location:

All three filings are generally located north and west of Akers Drive and Winslow Park Drive in four previously platted Tracts.

Size:

Filing No. 5: 12.92 Acres
Filing No. 6: 7.94 Acres
Filing No. 7: 15.40 Acres

Zoning:

PUD (Existing)

Request:

Applicant requests that the 4 previously platted Tracts HH and JJ (Fil. 5), KK (Fil. 6) and LL (Fil. 7) be replatted to reflect a total of 169 lots. The breakdown per filing is:

- Filing No. 5: 55 Lots
- Filing No. 6: 33 Lots
- Filing No. 7: 81 Lots

Identify that the roads are public, X number of tracts, for X to be maintained by X. When will the landscaping as required by the PUD be built per filing? Staff recommends a LOI for each individual plat. Are there deviations that need to be requested?

Background:
Please provide PUD history, preliminary approval history, previous filings (SEE LOI for previous approved Hannah Ridge fil 4 in EDARP.

Policy Plan conformance (a couple sentences)

Justification:

The proposed Filings 5, 6 and 7 are the final phases of this previously approved Master Planned Residential Community. The layout of the street network and lotting is unchanged from the previously approved anticipated design with the exception of reducing the overall lot total to accommodate one full spectrum detention facility (with stormwater quality) to address off-site, downstream storm system deficiencies.

Existing and Proposed facilities, structures, roads, etc.:

All adjacent roadway and utility infrastructure is in place to support the next logical phases of development for this previously approved residential community.

Waiver Requests:

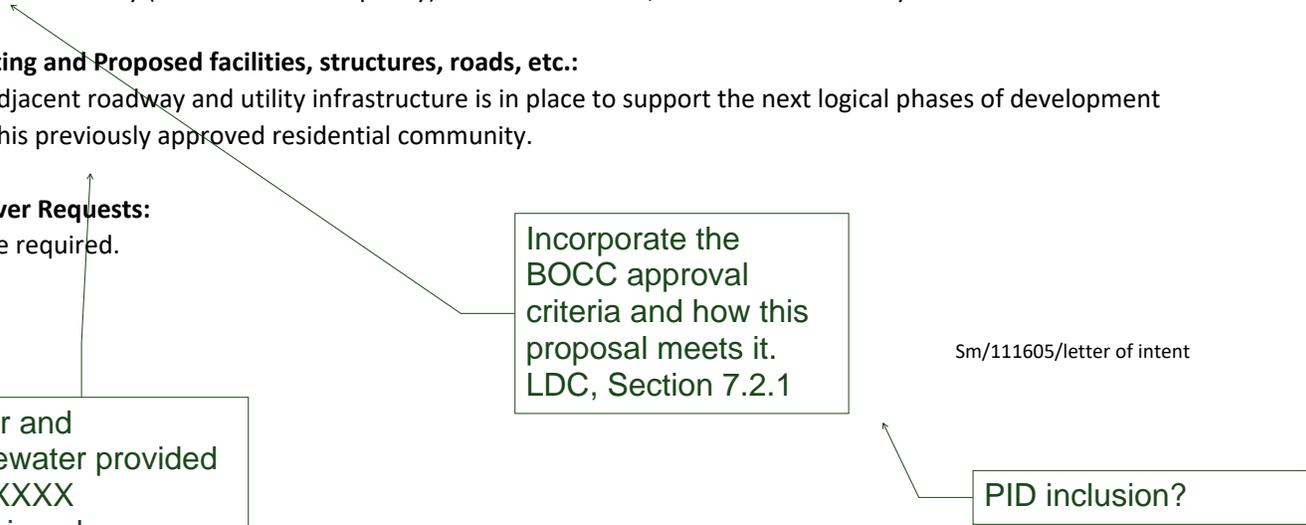
None required.

Incorporate the BOCC approval criteria and how this proposal meets it. LDC, Section 7.2.1

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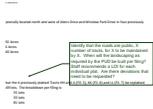
Water and wastewater provided by XXXXX
Electric and gas provided by X

PID inclusion?



Markup Summary

dspdparsons (6)



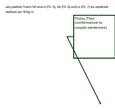
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Identify that the roads are public, X number of tracts, for X to be maintained by X. When will the landscaping as required by the PUD be built per filing?
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Are there deviations that need to be requested?



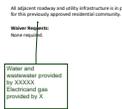
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Background:
Please provide PUD history, preliminary approval history, previous filings (SEE LOI for previous approved Hannah Ridge fil 4 in EDARP.)



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Policy Plan conformance (a couple sentences)



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Water and wastewater provided by XXXXX
Electric and gas provided by X



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PID inclusion?



Subject: Callout
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Incorporate the BOCC approval criteria and how this proposal meets it.
LDC, Section 7.2.1