

November 2020

Dear Adjacent Property Owner:

This letter is being sent to you because MDC Holdings, Inc. – Richmond Homes. 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:

Erin Ganaway
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:
A PUD Preliminary Plan for Feathergrass comprising of 100 urban duplex lots on approximately 10 acres.

Location	South of Constitution Drive bisected by Hannah Ridge
Existing Zoning	PUD
Proposed Facilities, Structures, Roads, etc.	100 Urban Duplex Lots
Vicinity Map	Attached



SITE LOCATION

NORTHEAST QUATER OF
SECTION 5,
TOWNSHIP 14 SOUTH,
RANGE 65 WEST
OF THE 6TH PRINCIPLE MERIDIAN



2000 1000 0 2000



ORIGINAL SCALE: 1" = 2000'

APPENDIX A: VICINITY MAP
RICHMOND HOMES AT
FEATHERGRASS
JOB NO. 25149.01
10/10/19
SHEET 1 OF 1



J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EG

UC@PV
Count: 38

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FEATHERGRASS INVESTMENTS LLC
4715 N CHESTNUT ST
COLORADO SPRINGS, CO 80907-3531



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BOARD OF EL PASO COUNTY
COMMISSIONERS
200 S CASCADE AVE STE 150
COLORADO SPRINGS, CO 80903-2202



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CHEROKEE PARK HOMEOWNERS
ASSOC
6015 LEHMAN DR STE 205
COLORADO SPRINGS, CO 80918-3421



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MERI BURGESS
2429 CHEROKEE PARK PL
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MICHAEL MORGAN
2427 CHEROKEE PARK PL
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LILLIAN CARRANZA
2425 CHEROKEE PARK PL
COLORADO SPRINGS, CO 80915-1952



1/7

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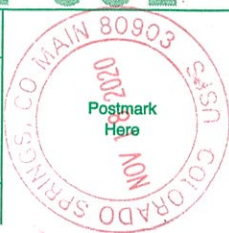
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JERRILYN SAMSON
2423 CHEROKEE PARK PL
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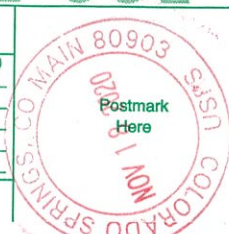
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Sent To
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8304 ACOMA DR
LARKSPUR, CO 80118-8503
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Postage	\$.50
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LOUANNE DEMPSEY
2419 CHEROKEE PARK PL
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Postage	\$.50
Total Postage and	\$ 6.90

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CATHERINE ONDROVIC
2417 CHEROKEE PARK PL
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Postage	\$.50
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ROSWITHA EPTING-GIERAS
2415 CHEROKEE PARK PL
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BRIAN DOUGLAS
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WAYNE RUSSELL
 6840 HORSESHOE RD
 COLORADO SPRINGS, CO 80923-4217



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LAURA STANDARD
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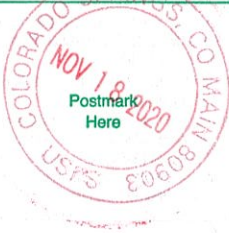
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MICHAEL BIANCI
 2407 CHEROKEE PARK PL
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MELISSA MURRAY
 4680 JENSON LN
 COLORADO SPRINGS, CO 80922-2478



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DAVID DROBNY
 2934 E WHILEAWAY CIR
 COLORADO SPRINGS, CO 80917



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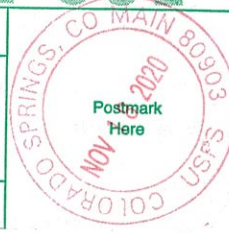
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JENNIFER SODEN
 2401 WASHO CIR
 COLORADO SPRINGS, CO 80915-1954



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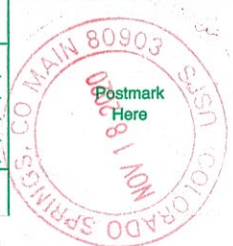
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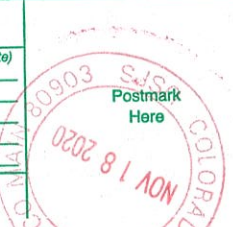
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JOHN JIMENEZ
 2483 MAJESTIC PLAINS CT
 COLORADO SPRINGS, CO 80915-1969



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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$.50

Total Postage and Fees
\$6.90

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 2467 MAJESTIC PLAINS CT
 COLORADO SPRINGS, CO 80915-1969

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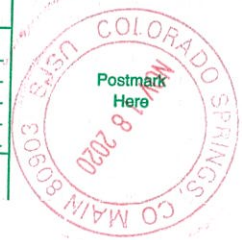
Postage
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Total Postage and Fees
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Sent To
 LARRY VETETO
 2468 FRUITED PLAINS CT
 COLORADO SPRINGS, CO 80915-1948

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Postage
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Total Postage and Fees
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Sent To
 KEVIN KURTZ
 2485 FRUITED PLAINS CT
 COLORADO SPRINGS, CO 80915-1980

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Postage
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Total Postage and Fees
\$6.90

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 SAMUEL CUMBIE
 2469 FRUITED PLAINS CT
 COLORADO SPRINGS, CO 80915-1980

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☐ Adult Signature Required \$

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Postage
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Total Postage and Fees
\$6.90

Sent To
 NOEL CAMACHO
 2470 SNOWCAP CT
 COLORADO SPRINGS, CO 80915-1981

Street and Apt. No.,
 City, State, ZIP+4®

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 GABRIELA MUNOZ
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SU FRAZIER

7319 BUFFALO PRAIRIE CT

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JOSE ROSA

2455 SNOWCAP CT

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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\$ 6.90

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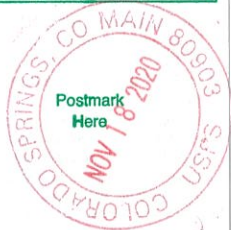
WASTE CONNECTIONS OF CO INC.

1235 NORTH LOOP WEST STE 205

Street and Apt. HOUSTON, TX 77008-4701

City, State, ZIP+4

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☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$.50

Total Postage and

\$ 6.90

Sent To

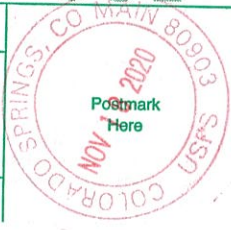
SAND HILL DEVELOPMENT LLC

4643 S ULSTER ST STE 240

Street and Apt. N DENVER, CO 80237-2690

City, State, ZIP+4

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☐ Adult Signature Required \$ _____
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Postage

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ENT CREDIT UNION

7520 CAMPUS DR

Street and Apt. N COLORADO SPRINGS, CO 80920

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Postage

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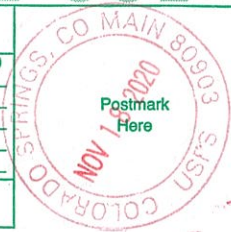
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EVERGREEN-CONSTITUTION &
 MARKSHEFFEL LLC

Street and Apt. N 2390 E CAMELBACK RD STE 410

City, State, ZIP+4 PHOENIX, AZ 85016-3479

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.50

Total Postage and
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RICHMOND & SALLY GIPPLE 2005
TRUST
PO BOX 579
DANA POINT, CA 92629-0579

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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QQ COLORADO LLC
492 W 1200 N
SPRINGVILLE, UT 84663-5510

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