



▷ 5619 DTC Parkway | Suite 1150 | Greenwood Village, CO 80111
Main 720.602.4999 + Fax 844.273.1057

▷ HRGREEN.COM

August 13, 2021

Dear Adjacent Property Owner:

This letter is being sent to you as your property is adjacent to a proposed development by Goodwin Knight. The project area is shown on Exhibit 'A' – Project Location. The proposed site plan is attached as Exhibit 'B' – Site Plan. Additional project details can be found on the County web site, where you will also find contact details for the El Paso County project planner and the Sketch Plan file number.
<https://epcdevplanreview.com>

This letter and information is being provided to you at the same time the submittal has been made to the County. Please direct any questions on the proposal to the referenced contact below. 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:

Phil Stuepfert
Associate, Senior Project Manager
HR Green Development, LLC
5619 DTC Parkway, Suite 1150
Greenwood Village, CO 80111
Direct: 720-602-4941
pstuepfert@hrgreen.com

Request/Justification:

Goodwin Knight has submitted Cottages at Mesa Ridge to El Paso County requesting approval of a PUD Development Plan and Zone Change. Current zoning is RS-6000 CAD-O. The project is located adjacent to S. Powers Boulevard at the intersection with Mesa Ridge Parkway. (See attached exhibit A). The total property consists of 10.21 acres. The PUD Development Plan (See Exhibit B) proposes 122 residential units a density of 11.94 dwelling units/acre.

Sincerely,

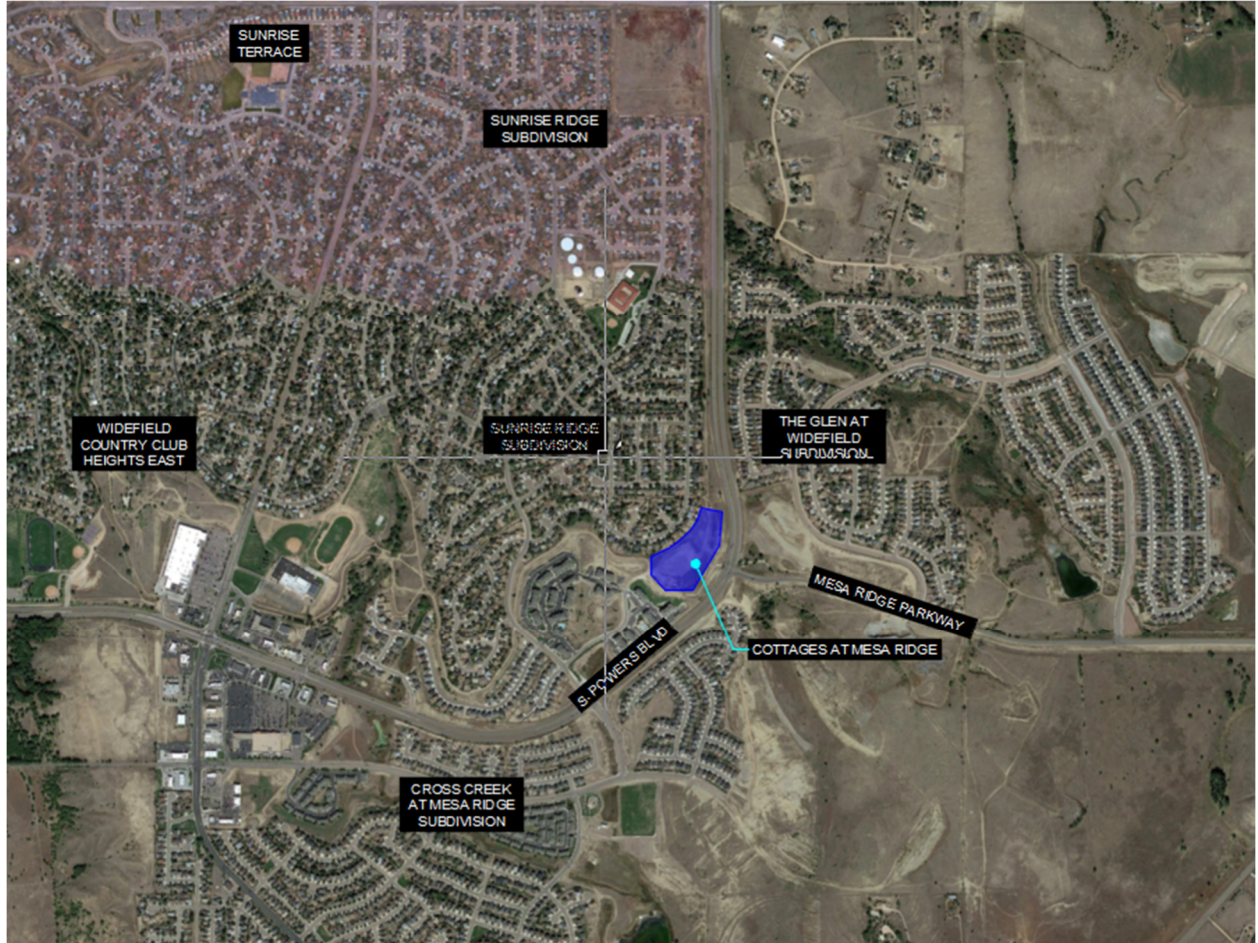
HR GREEN, INC

A handwritten signature in black ink that reads 'Phil Stuepfert'.

Phil Stuepfert

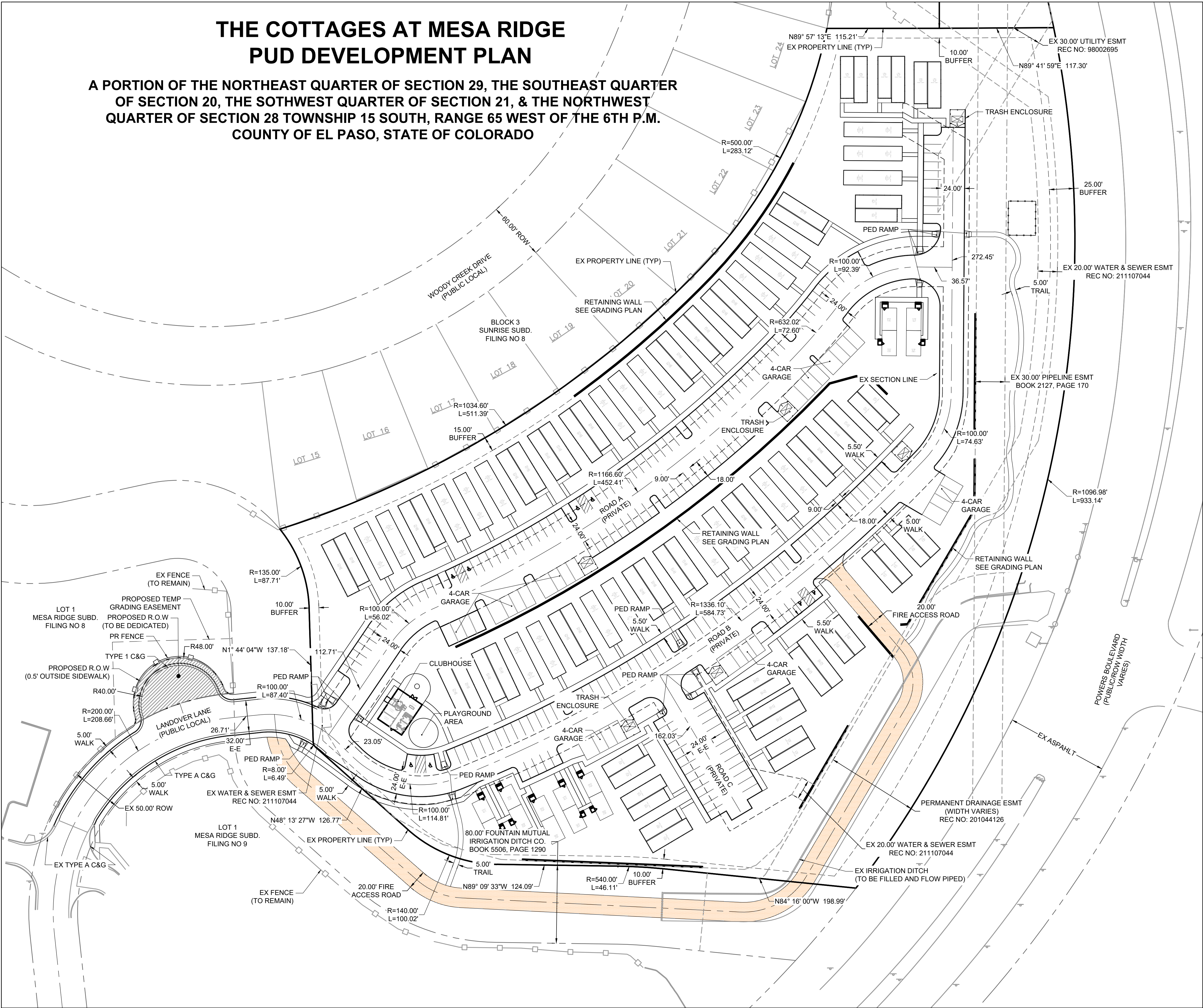
Associate, Senior Project Manager

EXHIBIT A – PROJECT LOCATION



THE COTTAGES AT MESA RIDGE PUD DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER
OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



SITE PLAN NOTES:

1. SEE SHEET 4 FOR EXISTING AND PROPOSED UTILITIES.
2. SEE SHEET 6 FOR EXISTING AND PROPOSED CONTOURS.



NOT FOR
CONSTRUCTION

DRAWN BY: NJQ JOB DATE: 8/4/2021
APPROVED: KMH JOB NUMBER: 200541
CAD DATE: 8/6/2021
CAD FILE: J:\2020\200541\CAD\DWG\Development Plan\Site_Plan.dwg

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0' 1" = 1" IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



EXHIBIT B
SITE PLAN

SHEET
SP

1

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The UPS Store #6935
21699 E Quincy Ave Unit F
Aurora, CO 80015-2886
303-593-1355

Terminal....: POS6935B Date.: 8/20/2021
Employee....: 133191 Time.: 12:35 PM

ITEM NAME	QTY	PRICE	TOTAL
First Class Package			\$89.64
	1 @	\$89.64	
Tax			\$0.00

MM7UPZJYR0J9T
Tracking Number

Subtotal	\$89.64
Shipping/Other Charges	\$0.00
Total tax	\$0.00

Total \$89.64

Cards \$89.64

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



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VISA *****7899 652518
08/20/2021 12:35 PM
TID 760949520002

Purchase

VISA CREDIT	XXXXXXXXXX7899
ENTRY METHOD	CHIP
CVM	SIGN
Invoice	0020002950
Clerk	13319
Response	APPROVED
Auth Code	652518

EMV DETAILS

MODE	CHIP
AID	A0000000031010
TVR	8080008000
IAD	06010A03A0A000
TSI	6800
ARC	23
Amount	USD \$89.64
RATKIN/WENDY	

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