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October 21, 2021

Dear Adjacent Property Owner:

This letter is being sent to you as your property is adjacent to a proposed development (named Cottages at Mesa Ridge) by Goodwin Knight. The project area is shown on Exhibit 'A' - Project Location. The proposed site plan is also attached as Exhibit 'B' - Site Plan. Additional project details can be found on the El Paso County web site, go to:

<https://epcdevplanreview.com>

Purpose of this letter is to inform you of an upcoming Neighborhood Meeting for this project. The meeting is scheduled for November 11, 2021, from 5:00 to 7:00 PM at Sunrise Elementary School, 7070 Grand Valley Drive, Colorado Springs, CO 80911. Masks will be required. The developer and consultant will be presenting the site plan and will be available to answer any questions on this proposed development. Please note a rezoning/PUD submittal has been made to the County for this development. 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..

If you have any questions prior to the Neighborhood Meeting please contact:

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Principal, Senior Project Manager
HR Green Development, LLC
1975 Research Parkway
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Colorado Springs, CO 80920
Direct: 720-602-4941
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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-0. The project is located adjacent to S. Powers Boulevard at the intersection with Mesa Ridge Parkway. The total property consists of 10.21 acres and the PUD Development Plan proposes 122 residential units.

Sincerely,

HR GREEN, INC

Phil Stuepfert

Principal, Senior Project Manager