

**Hannah Ridge at Feathergrass Filing No. 3 Adjacent Property Owners**

Elite Properties Of America Inc.  
6385 Corporate Dr  
Colorado Springs, CO 80919-5901

Feathergrass Investments LLC  
4715 N Chestnut St  
Colorado Springs CO 80907-3531

*Z:\60970\Documents\HR Filing No. 3 Correspondence\60970-F3 Adjacent Property Owners.odt*

7014 1200 0000 5219 5119

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

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Sent to: Elite Properties Of America Inc.  
Street or P.O. Box: 6385 Corporate Dr.  
City: Colorado Springs, CO 80919-5901

PS Form 3800, August 2006

See Reverse for Instructions

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COLORADO SPRINGS, CO 80907

Postage	\$7.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.10



Sent to: Feathergrass Investments LLC  
Street or P.O. Box: 4715 N. Chestnut St.  
City: Colorado Springs, CO 80907-3531

PS Form 3800, August 2006

See Reverse for Instructions



March 30, 2017

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Feathergrass Investments, LLC, is proposing a land use project in El Paso County on 8.31± acres north of Constitution Avenue and west of Akers Drive as shown on the attached Vicinity Map. The subject property is zoned PUD (Planned Unit Development) for single family residential use. This information is being provided to you prior to the submittal with the County. The proposed development incorporates all of the following Tax ID number 53324-03-007. Please direct any questions on the proposal to the referenced contacts below.

The proposal is for approval of the Final Plat of Hannah Ridge at Feathergrass Filing No. 3 to establish 39 single family residential lots and street rights-of-ways consisting of development Phase 3 of 8 in accordance with the approved PUD Development Plan and Preliminary Plan for the property. The proposed development will provide necessary residential housing lots. The total phased development is planned with park & open space areas with adequate provisions for site access, drainage and utilities. The site is located near existing thoroughfares, residential housing and commercial properties.

Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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.

Any questions regarding this project should be directed to:

Dave Gorman  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736  
daveg@mvecivil.com

Very truly yours,

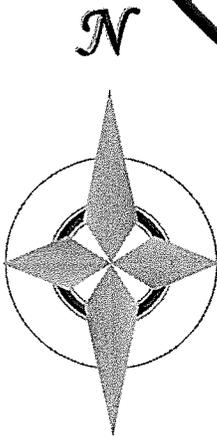
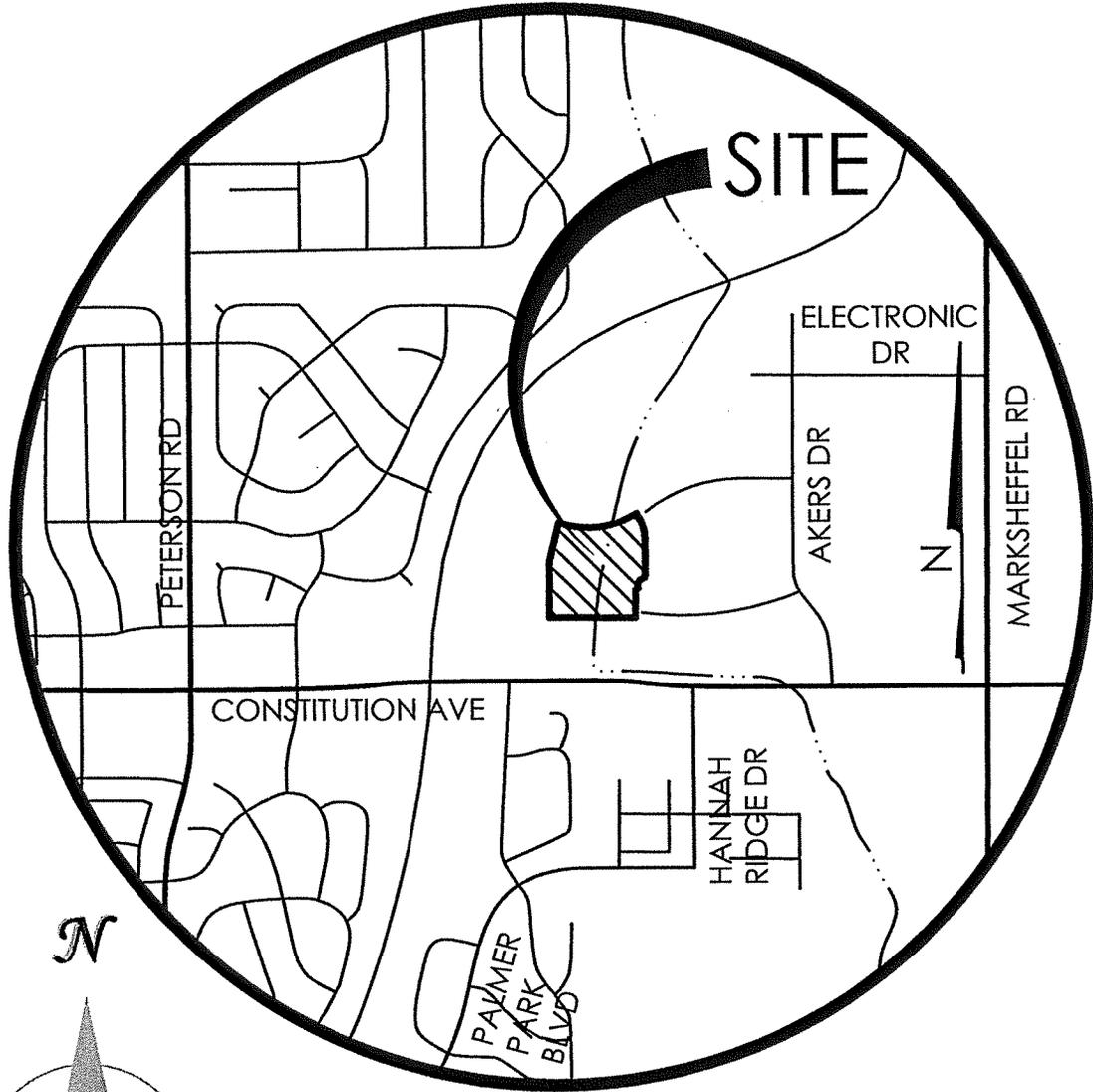
M.V.E., Inc.  
A handwritten signature in black ink, appearing to read 'David R. Gorman', written over a horizontal line.

David R. Gorman, P.E.  
DRG:cwg

Attachment: Vicinity Map, Development Map

Z:\60970\Documents\HR Filing No. 3 Correspondence\60970-F3 Final Plat Notice to Property Owners.odt

**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail mve@mvecivil.com**

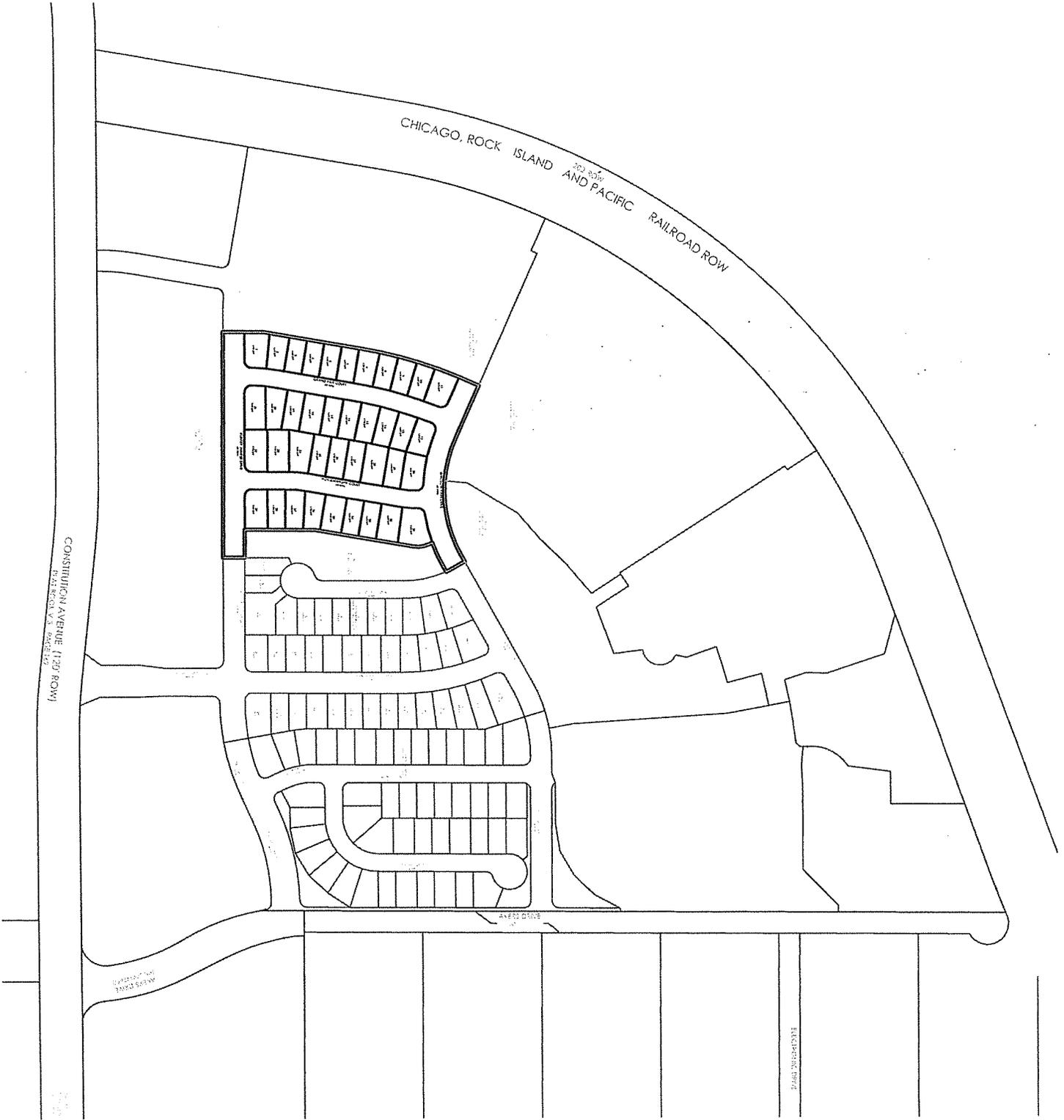


# VICINITY MAP

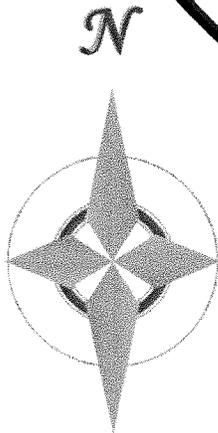
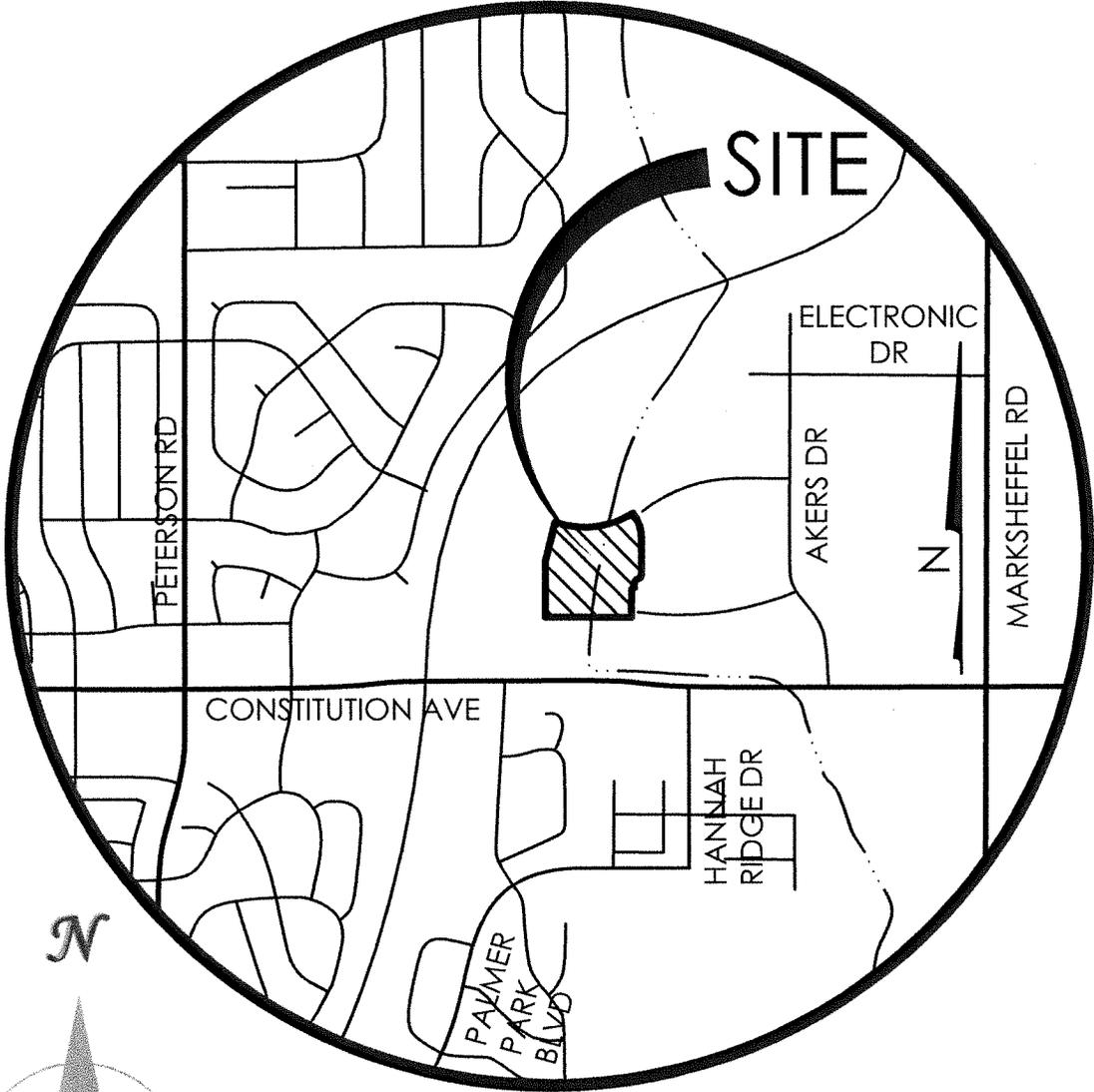
NTS

CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD ROW

CONSTITUTION AVENUE (120' ROW)  
BAYVIEW V.A. SUBDIVISION



5/10/2011



# VICINITY MAP

NTS

CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD ROW

CONSTITUTION AVENUE (720 ROW)  
BALDWIN'S RECORD 1872

ASBESTOS DRIVE

CONSTITUTION AVENUE (720 ROW)

RECORD 1872

