
BENT GRASS EAST COMMERCIAL FILING 3

PRELIMINARY PLAN

NATURAL FEATURES REPORT

~~NOVEMBER 2020~~ REVISED MARCH 2021

PROPERTY OWNER & DEVELOPER

Land First Inc.
1378 Promontory Bluff VW
Colorado Springs, CO. 80921-3948

CONSULTANT

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

Bent Grass East Commercial Filing 3 proposes 6 lots and a private access drive located westward adjacent to Meridian Park Drive and South of Bent Grass Meadows Drive. This property is located at 8090 Meridian Park Drive with a total of 5.05 Acres. The surrounding properties consist of single-family lots approximately ¼ Acre in size.

The property contains no features of natural or geographical significance, no drainage ways are running through the site and the site is not heavily vegetated and is, therefore, in accordance with the policies of Section 2 of the County Policy Plan, which seeks to preserve significant natural landscapes and features.



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