

BENT GRASS EAST COMMERCIAL FILING 3

PRELIMINARY PLAN

NATURAL FEATURES REPORT

NOVEMBER 2020

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 consists of 6 parcels 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. To the north consists of rural residential and agricultural grazing land. The east portion of the property runs parallel to commercial development, one lot is developed as commercial the other is currently vacant. To the south is an existing vet clinic, and a vacant lot currently zoned commercial. The property contains no features of natural or geographical significance 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.

proposed 6 lots and
a private roadway.



2 developed lots Adj land to east is CR... how is surrounding landuse relative to a natural features here? Should you state there are no drainage ways running through the site, the land is not heavily vegetated. No constraints or Geo hazards that would be prohibit development

Nat Features V_1 redlines.pdf Markup Summary 1-13-2021

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1 CONSULTANT
N.E.S. Inc.
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