

# EL PASO COUNTY COLORADO

COMMISSIONERS:  
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 LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

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 STAN VANDERWERF  
 CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 16, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

**PUDSP-19-004**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
 MIDTOWN AT HANNAH RANCH**

**PARSONS**

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 13.38 acres from RM-30 (Residential, Multi-Dwelling) to PUD (Planned Unit Development) and approval of a preliminary plan for 89 single-family residential lots. The property is located north of Constitution Avenue, south of Hunter Juniper Drive, east of Canada Drive and west of Hannah Ridge Drive. (Parcel Nos. 53323-19-017 and 53324-03-008) (Commissioner District No. 2) (Kari Parsons) **Type of Hearing: Quasi-Judicial**

_____	_____	_____
For	Against	No Opinion
Comments: _____		
_____		
_____		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on November 5, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on December 10, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/elpaso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

  
 Kari Parsons, Planner III

COPY  
 Mailed  
 10/16/19

Your Name: \_\_\_\_\_ (printed) \_\_\_\_\_ (signature)

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_ Phone \_\_\_\_\_

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

# El Paso County Parcel Information

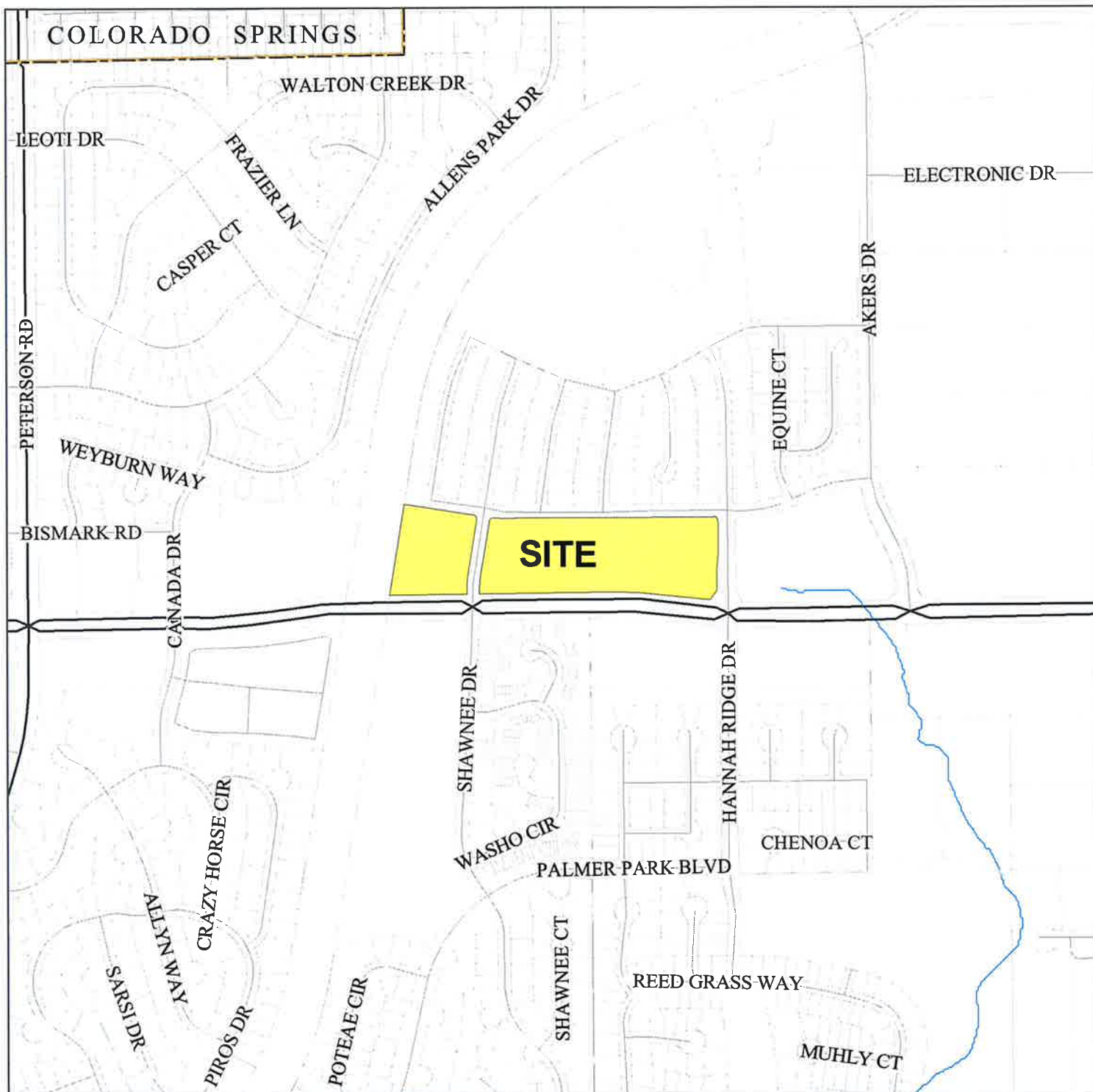
File Name: PUDSP-19-004

Zone Map No. --

PARCEL	NAME
5332319017	FEATHERGRASS INVESTMENTS LLC
5332403008	FEATHERGRASS INVESTMENTS LLC

Date: October 16, 2019

ADDRESS	CITY	STATE	ZIP	ZIPLUS
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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5405202001  
CHEROKEE METROPOLITAN DISTRICT  
1335 VALLEY ST # 9908  
COLORADO SPRINGS, CO 80915

5332314014  
LATHAM FORREST  
7005 ALLENS PARK DR  
COLORADO SPRINGS, CO 80922

5332318013  
ELITE PROPERTIES OF AMERICA INC  
6385 CORPORATE DR  
COLORADO SPRINGS, CO 80919

5332406010  
HANNAH RIDGE HOA  
6015 LEHMAN DR #205  
COLORADO SPRINGS, CO 80918

5405201104  
CHEROKEE PARK HOMEOWNERS ASSOC  
6015 LEHMAN DR STE 205  
COLORADO SPRINGS, CO 80918

5332314015  
TAINO SHORES LLC  
6050 STETSON HILLS BLVD STE 114  
COLORADO SPRINGS, CO 80923

5332310003  
JAMES IRWIN EDUCATIONAL  
5525 ASTROZON BLVD  
COLORADO SPRINGS, CO 80916

5405207050  
CONSTITUTION SQUARE ICG LLC  
901 FIFTH AVE STE 4100  
SEATTLE, WA 98164

5405100041  
FEATHERGRASS INVESTMENTS LLC  
4715 N CHESTNUT ST  
COLORADO SPRINGS, CO 80907

5332405003  
CLINE BEAU  
2517 HALF CHAPS CT  
COLORADO SPRINGS, CO 80922

5332401016  
FRY VANESSA M  
2515 HANNAH RIDGE DR  
COLORADO SPRINGS, CO 80922

5332319001  
YU KEVIN  
2512 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

5332406009  
JANECEK ANNE E  
2511 HORSEMANSHIP CT  
COLORADO SPRINGS, CO 80922

5332407001  
HENKES MEGAN  
2510 HORSEMANSHIP CT  
COLORADO SPRINGS, CO 80922

5332405002  
MCMULLEN SHAWN  
2509 HALF CHAPS CT  
COLORADO SPRINGS, CO 80922

5332318014  
GURULE CONNOR  
2508 SHAWNEE DR  
COLORADO SPRINGS, CO 80922

5332317010  
HYSON JENNIFER L  
2507 GRAND PRIX CT  
COLORADO SPRINGS, CO 80922

5332316012  
STEVENS JON P  
2506 GRAND PRIX CT  
COLORADO SPRINGS, CO 80922

5332405001  
BUCHANAN CARL N  
2501 HALF CHAPS CT  
COLORADO SPRINGS, CO 80922

5405201076  
TAYLOR TAUNUA  
2455 SHAWNEE DR  
COLORADO SPRINGS, CO 80915

5405201077  
WOOD NICHOLAS M  
2453 SHAWNEE DR  
COLORADO SPRINGS, CO 80915

5300000625  
COLORADO SPRINGS CITY OF  
PO BOX 1575 MAIL CODE 455  
COLORADO SPRINGS, CO 80901

5405201070  
SLAWSKI CARL J TRUSTEE  
555 S VENTU PARK RD  
NEWBURY PARK, CA 91320