



January 27, 2025

Ms. Ashlyn Mathy  
Planner  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, Colorado 80910

**Re: Letter of Intent**  
YES Communities – Antelope Ridge Home Park  
PUD98-003; Residential Lot Location Revision

Dear Ms. Mathy:

On behalf of YES Antelope Ridge, LLC, we are submitting this application for amendment to the above referenced PUD specifically with respect to the Antelope Ridge Home Park, with address at 4001 Gray Fox Heights, Colorado Springs 80922. This submittal is being made for the purposes of formally vacating one of the existing residential lot spaces and reconfiguring a second existing lot to accommodate two home sites. The land use, total land area, number of home sites, and design characteristics of the community will remain unchanged.

**Summary – Antelope Ridge Estates PUD Revision**

Antelope Ridge is a community of manufactured homes on lots (sites) that are leased. The community was initially established in 1998 and was originally known as Hilltop Villages. The community was purchased by YES Communities in 2016.

Access to the community is provided via two entrances located along Antelope Ridge Drive bordering the west side of the property. Lot sizes and configurations along with open space, office, clubhouse and recreational amenities are shown on Exhibit A, as attached. The residential lots are not individually platted and are designated as home sites only.

As proposed, lot number 321 (address 4055 Gray Fox Heights), located in the west central portion of the property, is to remain vacant and utilized for access to the green space area within the central interior of the community. Additionally, lot number 87 (address 4330 Gray Fox Heights), and located in the southeast corner of the property, is to be reconfigured to accommodate 2 home sites. The lot numbering will be redesignated as 87 and 87A. This change will not increase the number of home sites as approved in the existing PUD as it entails a relocation of an existing home space only. These proposed changes are also noted in Exhibit A, as attached.

5605 N. MacArthur Boulevard  
Suite 280  
Irving, TX  
Tel: 972-379-9610





Records research has not determined the existence of an original traffic report with regard to the existing PUD. It is our understanding that no such study was required at the time of development. However, since there will be no net increase in the number of approved home sites, there will be no corresponding net increase in traffic generated from the community. As such, a formal Traffic Impact Study is not required per the criteria set under ECM Appendix B.1.2 D. Payment of road impact fees will be made with the corresponding home building permits for the two new homes as applicable.

The proposed lot location revision will occur fully within the property limits of the community. All roads within the community are private and privately maintained. No public road or utility improvements within or outside of the community will be required with the revision.

### **Supplemental Information**

Supplemental documentation accompanying this request includes the following documents:

- Letter of Intent
- PUD Application Form
- PUD Development Plan
- Drainage Conveyance Letter
- Utility Service Plan

We are happy to review the details of this proposed redevelopment in further detail with you as needed. Please let me know if any additional information is required. Thank you,

Sincerely,

**YES Communities**

A handwritten signature in blue ink that reads 'Craig P. Schellbach'.

Craig Schellbach, PE  
Sr. Development Manager

Attachment

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# EXHIBIT A

# Antelope Ridge



4001 Gray Fox Heights  
Colorado Springs, CO 80922

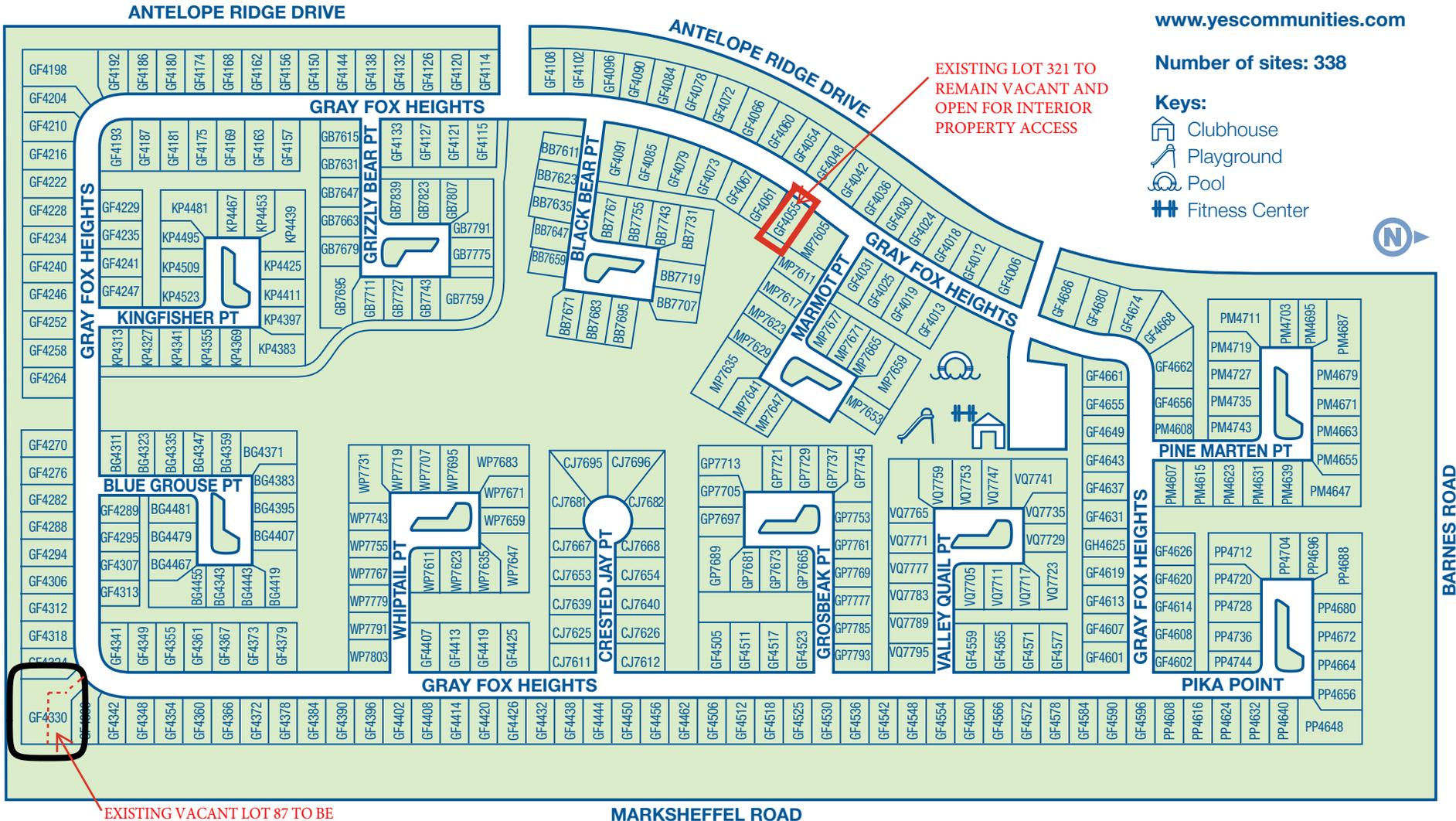
719.573.1200 ph

Visit us online at:  
[www.yescommunities.com](http://www.yescommunities.com)

Number of sites: 338

**Keys:**

- Clubhouse
- Playground
- Pool
- Fitness Center



EXISTING VACANT LOT 87 TO BE  
CONVERTED TO TWO RESIDENTIAL  
HOME SITES DESIGNATED AS LOTS 87  
AND 87A.

EXISTING LOT 321 TO  
REMAIN VACANT AND  
OPEN FOR INTERIOR  
PROPERTY ACCESS