



May 24, 2023

Dear Adjacent Property Owner:

This letter is being sent to you because Evergreen Devco, on behalf of Cignet Land, LLC, is submitting applications for **Outlook at Powers by Evergreen Plat (Multi-dwelling)** and **Outlook at Powers by Evergreen Multifamily Site Development Plan** for property in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning 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.

Information on this project can be found on El Paso County’s Electronic Development Application Review Portal at [EDARP \(epcdevplanreview.com\)](http://EDARP.epcdevplanreview.com) using the project names highlighted above.

For questions specific to the project, please contact:

Kimberly Johnson
 N.E.S. Inc.
kjohnson@nescolorado.com
 719-471-0073
 Or
 Lekishia Bellamy
 El Paso County Planning and Community Development
LekishiaBellamy@elpasoco.com
 719.520.7943

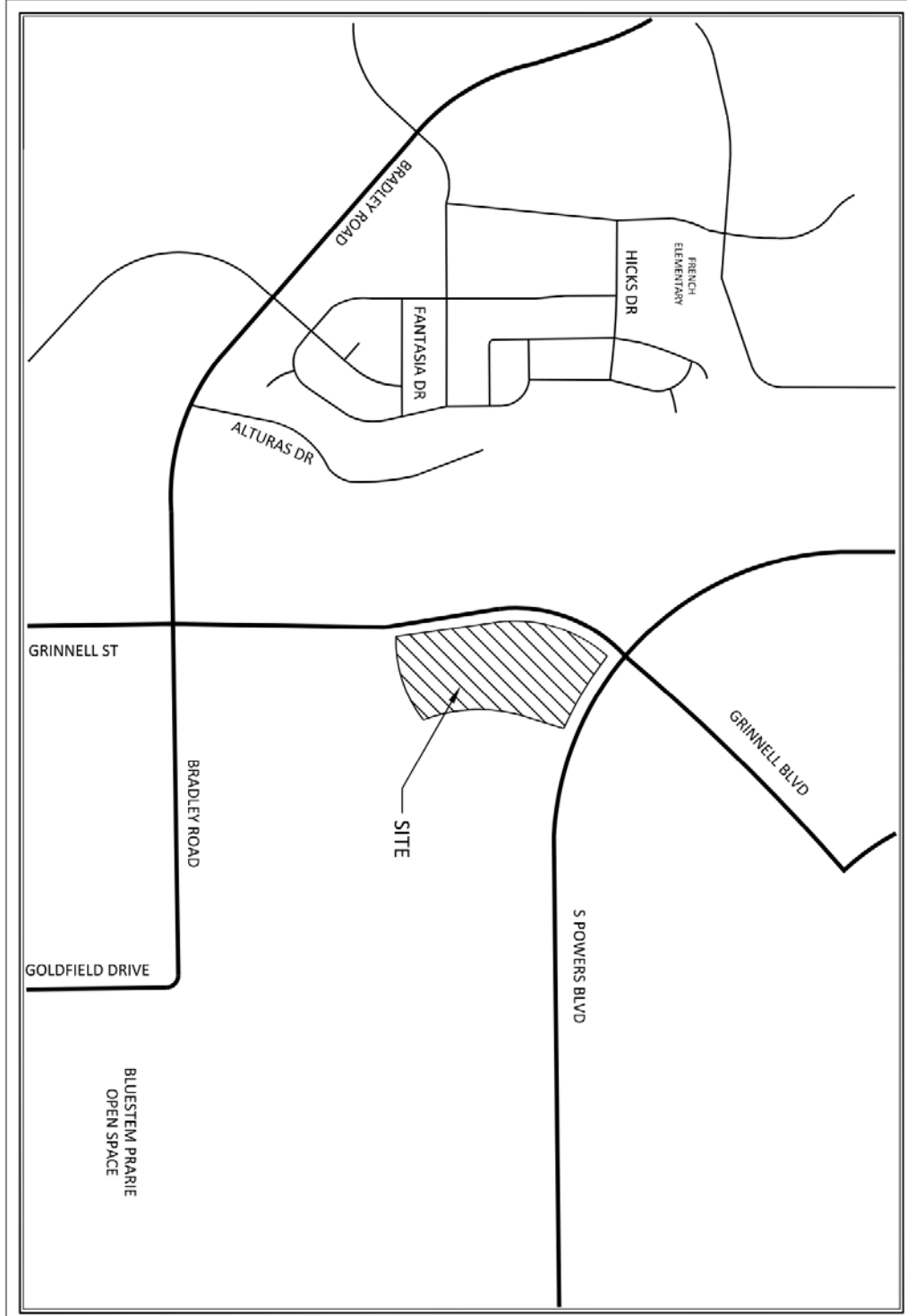
Request/Justification: The request to the County is for the following:

1. A Site Development Plan on property zoned RM-30 on 16.57 acres.
2. A one lot and one tract Final Plat on property zoned RM-30 on 16.57 acres.

Location	Located southeast of the intersection of S. Powers Blvd and Grinnell Blvd.
Existing Zoning	RM-30 (Residential Multi-Dwelling, up to 30 DU/AC)
Existing Facilities	The property is vacant. There is a drainage way and underground electric line on the property.
Proposed Facilities	318 apartments in 10 apartment buildings, and 6 3-plex buildings, private clubhouse with pool, associated surface and garage parking, and stormwater pond.
Vicinity Map	Attached



URBAN DESIGN ♦ LAND PLANNING ♦ LANDSCAPE ARCHITECTURE



OUTLOOK AT POWERS

DATE: 05.15.2023
ISSUED FOR:
DRAWN BY:
DWG. REF.:

SCALE: N.T.S.
DWG. #:



N.T.S.

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Ave.
Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.6287
www.nescolorado.com

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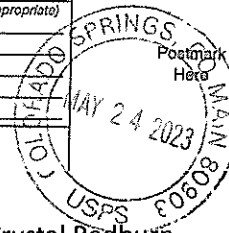
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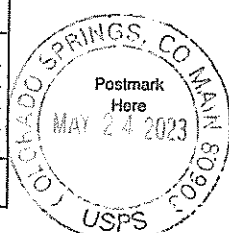
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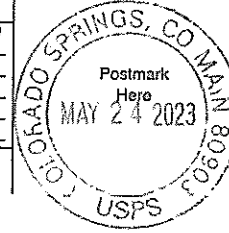
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KJ

Evg P&G

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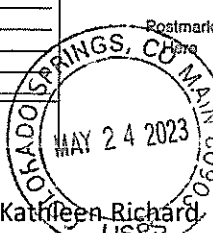
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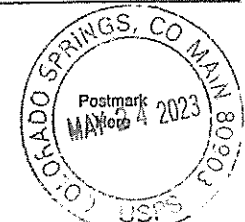
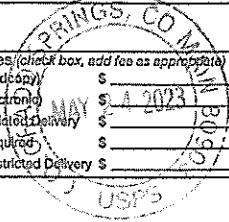
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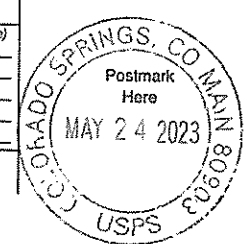
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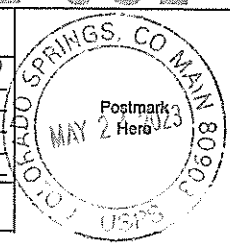
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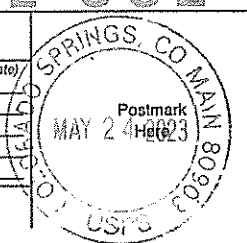
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