



## Hannah Ridge at Feathergrass Filing No. 5, 6 and 7 Letter of Intent

### Owner:

Feathergrass Investments, LLC  
4715 N. Chestnut Street  
Colorado Springs, CO 80907  
(719) 651-9133

### Developer:

Elite Properties of America, Inc.  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919  
(719) 592-9333

### Applicant/Consultant

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

### Site location:

All three filings are generally located north and west of Akers Drive and Winslow Park Drive in four previously platted Tracts.

### Size:

Filing No. 5: 12.92 Acres  
Filing No. 6: 7.94 Acres  
Filing No. 7: 15.40 Acres

### Zoning:

PUD (Existing)

### Request:

Applicant requests that the 4 previously platted Tracts HH and JJ (Fil. 5), KK (Fil. 6) and LL (Fil. 7) be replatted to reflect a total of 169 lots. The breakdown per filing is:

- Filing No. 5: 55 Lots
- Filing No. 6: 33 Lots
- Filing No. 7: 81 Lots

Identify that the roads are public, X number of tracts, for X to be maintained by X. When will the landscaping as required by the PUD be built per filing? Staff recommends a LOI for each individual plat. Are there deviations that need to be requested?

Policy Plan conformance (a couple sentences)

Incorporate the BOCC approval criteria and how this proposal meets it. LDC, Section 7.2.1

history, preliminary approval history, previous filings (SEE LOI for previous approved Hannah Ridge fil 4 in EDARP.

**Justification:**

The proposed Filings 5, 6 and 7 are the final phases of this previously approved Master Planned Residential Community. The layout of the street network and lotting is unchanged from the previously approved anticipated design with the exception of reducing the overall lot total to accommodate one full spectrum detention facility (with stormwater quality) to address off-site, downstream storm system deficiencies.

**Existing and Proposed facilities, structures, roads, etc.:**

All adjacent roadway and utility infrastructure is in place to support the next logical phases of development for this previously approved residential community.

**Waiver Requests:**

None required.

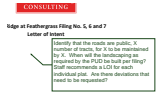
Water and wastewater provided by XXXXX  
Electric and gas provided by X

PID inclusion?

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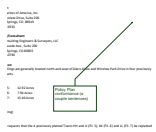
# Markup Summary

## dsdparsons (6)



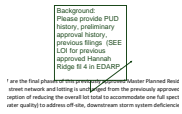
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Identify that the roads are public, X number of tracts, for X to be maintained by X. When will the landscaping as required by the PUD be built per filing?  
Staff recommends a LOI for each individual plat. Are there deviations that need to be requested?



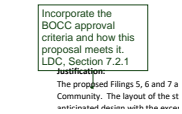
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Policy Plan conformance (a couple sentences)



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Background:  
Please provide PUD history, preliminary approval history, previous filings (SEE LOI for previous approved Hannah Ridge fil 4 in EDARP)



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Incorporate the BOCC approval criteria and how this proposal meets it.  
LDC, Section 7.2.1



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Water and wastewater provided by XXXXX  
Electric and gas provided by X



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PID inclusion?