



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

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

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

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.

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

Incorporate the BOCC approval criteria and how this proposal meets it.
LDC, Section 7.2.1 & brief mention of Policy Plan

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.

identify when the easement bisecting the plat -filing no 7 will go away.

Waiver Requests:

None required.

deviations?

Water and wastewater provided by XXXXX
Electric and gas provided by X
Two fire districts are identified in the area.

Sm/111605/letter of intent

this is in the Constitution Heights metro district

Markup Summary

dsdparsons (7)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/20/2018 2:43:11 PM
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Incorporate the BOCC approval criteria and how this proposal meets it.
LDC, Section 7.2.1 & brief mention of Policy Plan



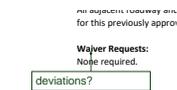
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identify when the easement bisecting the plat -filing no 7 will go away.



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Water and wastewater provided by XXXXX
Electric and gas provided by X
Two fire districts are identified in the area.



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deviations?



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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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this is in the Constitution Heights metro district