



DEVELOPMENT

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► [HRGREEN.COM](https://www.hrgreen.com)

July 31, 2026

Re: Bradley Heights Filing 4 Final Plat Project Statement

On behalf of Challenger Homes (property owner/developer), HR Green is requesting a Subdivision Final Plat approval for the subject site. The proposed subdivision plat is in general compliance with PlanCOS and City Codes. The site is currently vacant and is a part of the previously approved Development Plan for this area (AR PUD 22-00279) and as revised with Minor Modification DEPN-26-0066.

Project Description

The subdivision final plat application for Bradley Heights Filing No. 4 consists of 104 single family lots and three (3) tracts on approximately 23.483 acres. All proposed easements required have been illustrated on the final plat application and there are no easements that need to be vacated. All tracts are to be owned and maintained by the Bradely Heights Metropolitan District No. 3. The associated utility line locates and final drainage report have been provided as part of this application. No change in layout, use, alignment or design from the approved Development Plan (with Minor Modifications #1) is proposed.

Justification

Filing No. 4 is in conformance with all prior applicable approved entitlement documents.

Issues List

No specific technical issues were raised at the Pre-app meeting.

We respectfully request your favorable consideration of the items listed above

HR Green Development, LLC

Blaine Perkins

Planning & Landscape Architecture Group Leader – Land Development