



▷ 7222 Commerce Center Dr. | Suite 220 | Colorado Springs, CO 80919
Main 720.602.4941

▷ HRGREEN.COM

DEVELOPMENT

April 7, 2026

Re: Bradley Heights Filing 3 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).

Project Description

The subdivision final plat application for Bradley Heights Filing No. 3 consists of 45 single family lots and tracts on approximately 10.975 acres. All proposed easements identified have been illustrated on the final plat application and all existing easements to be vacated by separate instrument have been identified as well. All tracts are to be owned and maintained by the Bradely Heights Metropolitan District No. 3. The associated utility line locates and preliminary drainage report have been provided as part of this application. No change in layout, use, alignment or design from the approved Development Plan is proposed.

Justification

Filing No. 3 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.

Blaine Perkins

Planning & Landscape Architecture Group Leader – Land Development
HR Green® | Building Communities. Improving Lives.



1975 Research Parkway | Suite 160 | Colorado Springs, CO 80920
Direct 719.394.2430 | Cell 720.602.7446