

**Hannah Ridge at Feathergrass Filing No. 4 Adjacent Property Owners**

City Of Colorado Springs  
PO Box 1575, Mail Code 455  
Colorado Springs CO 80901-1575

Feathergrass Investments LLC  
4715 N Chestnut St  
Colorado Springs CO 80907-3531

5405202001  
Cherokee Metropolitan District  
1335 Valley St # 9908  
Colorado Springs CO 80915-2815

5405201104  
Cherokee Park Homeowners Assoc  
C/O Darren Burns  
6015 Lehman Dr Ste 205  
Colorado Springs C) 80918-3421

5332314001  
Alan L Hamilton &  
Ellen Hamilton  
7135 Allens Park Dr  
Colorado Springs CO 80922-1239

5332314002  
Bart Lou Southcott Jr &  
Tracy Louise Maahs-Southcott  
7125 Allens Park Dr  
Colorado Springs CO 80922-1239

5332314003  
Richard A Schaefer &  
Carmen E Thornburgh  
7115 Allens Park Dr  
Colorado Springs CO 80922-1239

5332314004  
Jason James Martin  
7105 Allens Park Dr  
Colorado Springs CO 80922-1239

5332314005  
Jeffery W Metzler &  
Susan M Metzler  
7077 Allens Park Dr  
Colorado Springs CO 80922-1214

5332314006  
Erik A Shaw  
6408 Skipton Dr  
Hanover Md 21076-1065

5332314007  
Romolo M Chavez &  
Diane M Chavez  
7061 Allens Park Dr  
Colorado Springs Co 80922-1214

5332314008  
Dennis L Linn &  
Bonnie G Linn  
7053 Allens Park Dr  
Colorado Springs Co 80922-1214

5332314009  
RPMP Trust  
7045 Allens Park Dr  
Colorado Springs Co 80922-1214

5332314010  
Brian A Meyers &  
Bridget M Meyers  
7037 Allens Park Dr  
Colorado Springs Co 80922-1214

5332314011  
Dale A Guy &  
Sharon L Guy  
7029 Allens Park Dr  
Colorado Springs Co 80922-1238

5332314013  
Ronald E Metcalf &  
Cecilia P Metcalf  
7013 Allens Park Dr  
Colorado Springs Co 80922-1238

5332314014  
Kevin J Hamill &  
Caprice S Hamill  
7005 Allens Park Dr  
Colorado Springs Co 80922-1238

5332314015  
Taino Shores LLC  
6050 Stetson Hills Blvd, Ste 114  
Colorado Springs Co 80923-3571

*Z:\60970\Documents\HR Filing No. 4 Correspondence\60970-F4 Adjacent Property Owners.odt*



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Sent To Cherokee Park Homeowners Assoc  
 Street C/O Darren Burns  
 City 5015 Lehman Dr Ste 205  
 Colorado Springs CO 80918-3421

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**COLORADO SPRINGS, CO 80901**

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\$		16
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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 Street PO Box 1575, Mail Code 455  
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\$		16
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Sent To Alan L Hamilton & Ellen Hamilton  
 Street 7135 Allens Park Dr  
 City Colorado Springs CO 80922-1239

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\$		16
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Sent To Feathergrass Investments LLC  
 Street 4715 N Chestnut St  
 City Colorado Springs CO 80907-3531

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Postmark Here  
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Sent To Bart Lou Southcott Jr &  
 Tracy Louise Maahs-Southcott  
 7125 Allens Park Dr  
 Colorado Springs CO 80922-1239

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Sent To Cherokee Metropolitan District  
 1335 Valley St # 9908  
 Colorado Springs CO 80915-2815

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**HANOVER, MD 21076**

Certified Mail Fee	\$3.35	0609 16
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Erik A Shaw  
Street: 6408 Skipton Dr  
City: Hanover Md 21076-1065

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Richard A Schaefer & Carmen E Thornburgh  
Street: 7115 Allens Park Dr  
City: Colorado Springs CO 80922-1239

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Romolo M Chavez & Diane M Chavez  
Street: 7061 Allens Park Dr  
City: Colorado Springs Co 80922-1214

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Jason James Martin  
Street: 7105 Allens Park Dr  
City: Colorado Springs CO 80922-1239

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Dennis L Linn & Bonnie G Linn  
Street: 7053 Allens Park Dr  
City: Colorado Springs Co 80922-1214

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To: Jeffery W Metzler & Susan M Metzler  
Street: 7077 Allens Park Dr  
City: Colorado Springs CO 80922-1214

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**COLORADO SPRINGS, CO 80922**

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

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Sent To  
 Ronald E Metcalf & Cecilia P Metcalf  
 7013 Allens Park Dr  
 Colorado Springs Co 80922-1238

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Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

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Sent To  
 RPMP Trust  
 7045 Allens Park Dr  
 Colorado Springs Co 80922-1214

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Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

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Sent To  
 Kevin J Hamill & Caprice S Hamill  
 7005 Allens Park Dr  
 Colorado Springs Co 80922-1238

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**COLORADO SPRINGS, CO 80922**

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Postmark Here  
 MAY 15 2017  
 COLORADO SPRINGS, CO

Sent To  
 Brian A Meyers & Bridget M Meyers  
 7037 Allens Park Dr  
 Colorado Springs Co 80922-1214

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**COLORADO SPRINGS, CO 80923**

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Postmark Here  
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 COLORADO SPRINGS, CO

Sent To  
 Taino Shores LLC  
 6050 Stetson Hills Blvd, Ste 114  
 Colorado Springs Co 80923-3571

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Postmark Here  
 MAY 15 2017  
 COLORADO SPRINGS, CO

Sent To  
 Dale A Guy & Sharon L Guy  
 7029 Allens Park Dr  
 Colorado Springs Co 80922-1238

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May 10, 2017

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Feathergrass Investments, LLC, is proposing a land use project in El Paso County on 10.12± acres north of Constitution Avenue and west of Akers Drive as shown on the attached Vicinity Map. The subject property is zoned PUD (Planned Unit Development) for single family residential use. This information is being provided to you prior to the submittal with the County. The proposed development incorporates all of the following Tax ID number 53323-16-002. Please direct any questions on the proposal to the referenced contacts below.

The proposal is for approval of the Final Plat of Hannah Ridge at Feathergrass Filing No. 4 to establish 52 single family residential lots, two access / open space tracts and street rights-of-ways. The proposed project will provide residential housing lots in accordance with the development of Phase 4 of 8 pf the approved PUD Development Plan and Preliminary Plan for the property. The overall phased development is planned with park & open space areas with adequate provisions for site access, drainage and utilities. The site is located near existing thoroughfares, residential housing and commercial properties.


Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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.

Any questions regarding this project should be directed to:

Dave Gorman  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736  
daveg@mvecivil.com

Very truly yours,

M.V.E., Inc.

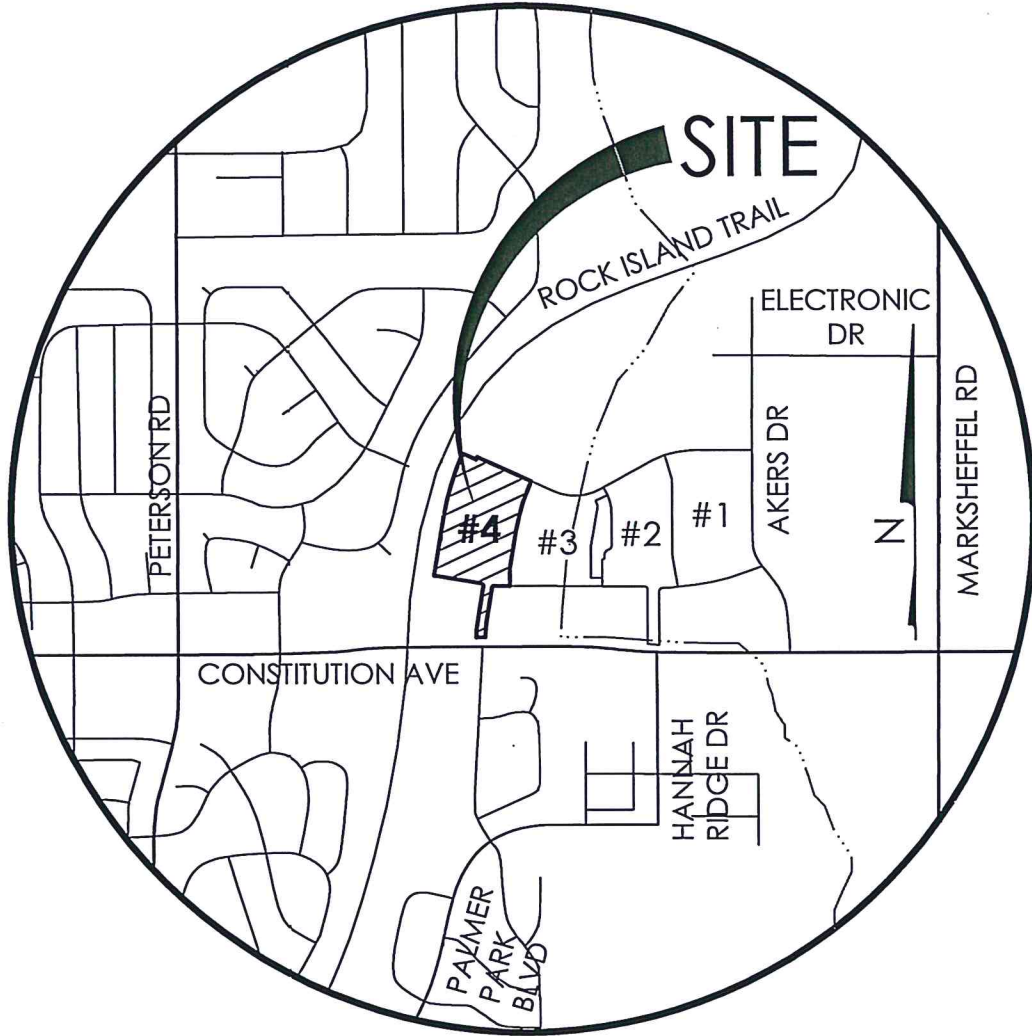


David R. Gorman, P.E.  
DRG:cwg

Attachment: Vicinity Map, Development Map

Z:\60970\Documents\HR Filing No. 4 Correspondence\60970-F4 Final Plat Notice to Property Owners.odt

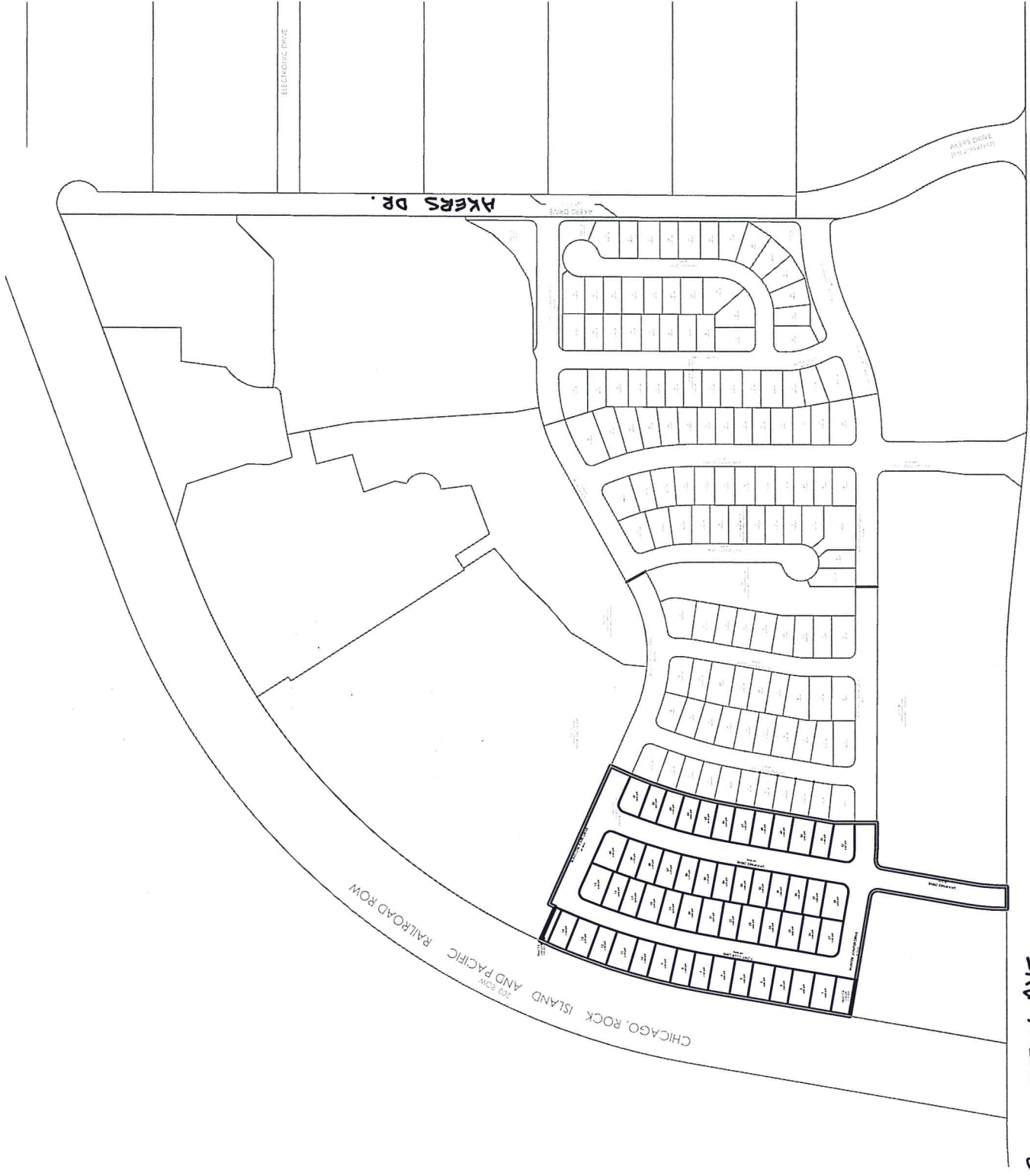
**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail mve@mvecivil.com**



# VICINITY MAP

NTS





CONSTITUTION AVE

CONSTITUTION AVENUE (120' ROW)  
MILWAUKEE, WIS. PARCEL 10

CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD ROW

AKERS DR.

ELECTRIC DRIVE

AKERS DRIVE  
(180' SECT)

AKERS DRIVE