

**From:** [Danny Mientka](#)  
**To:** [Herington, Meggan](#); [Eric Smith](#)  
**Cc:** [Jim Houk](#)  
**Subject:** RE: Reagan Ranch  
**Date:** Monday, November 20, 2017 4:05:22 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Meggan and Eric:

Thanks for your continued patience on this development.

Happy Thanksgiving!

**Danny Mientka**  
**The Equity Group LLC**  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903

719.448.4034 - voice

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**From:** Herington, Meggan [<mailto:mherington@springsgov.com>]  
**Sent:** Monday, November 20, 2017 4:04 PM  
**To:** Eric Smith  
**Cc:** Danny Mientka; Jim Houk  
**Subject:** RE: Reagan Ranch

Yes, we can delay until January. When you are ready with changes or to discuss the ordinance let me know when you can meet. I'm out at a conference the week of December 11<sup>th</sup> and may be out the week between Christmas and New Year.

Depending on what is happening with the project, staff reports for January will be Due January 2<sup>nd</sup>. I'll need to have everything wrapped up by that time for a January CPC; and we will probably need to notice and post the site again. Thanks,



**Meggan L. Herington, AICP**  
*Assistant Director of Planning*

Phone: (719) 385-5083  
Email: [mherington@springsgov.com](mailto:mherington@springsgov.com)

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**From:** Eric Smith [[mailto:eric\\_smith@matrixdesigngroup.com](mailto:eric_smith@matrixdesigngroup.com)]  
**Sent:** Monday, November 20, 2017 3:56 PM  
**To:** Herington, Meggan  
**Cc:** [danny@theequitygroup.net](mailto:danny@theequitygroup.net); Jim Houk  
**Subject:** RE: Reagan Ranch

Meggan,

We would be happy to come down and discuss. We are probably still 30 days out. Danny asked if you could delay us one more month. We should be ready to go shortly.

Thanks,

Eric

Eric W. Smith, PE  
Vice President  
Matrix Design Group, Inc.  
719-575-0100 (office) 719-338-2388 (cell)  
[Eric\\_Smith@matrixdesigngroup.com](mailto:Eric_Smith@matrixdesigngroup.com)

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**From:** Herington, Meggan [<mailto:mherington@springsgov.com>]  
**Sent:** Monday, November 20, 2017 11:57 AM  
**To:** Eric Smith <[eric\\_smith@matrixdesigngroup.com](mailto:eric_smith@matrixdesigngroup.com)>  
**Subject:** Reagan Ranch

Eric, received your message about smaller lots. As long as the ordinance is established with a density range the product doesn't matter. The density would need to meet the intent of the ordinance. Now that I look closer at the staff report it is not clear what that intended density is.

If you want to make some changes or verify density now is the time to do it. Do you think you would be willing to come down and discuss? That way I could take a closer look at the existing concept or what is proposed moving forward. Thanks, Meggan



**Meggan L. Herington, AICP**  
*Assistant Director of Planning*  
Phone: (719) 385-5083  
Email: [mherington@springsgov.com](mailto:mherington@springsgov.com)

City of Colorado Springs  
30 South Nevada Avenue, Suite 105  
Colorado Springs, CO 80901



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