

May 10, 2021

Dear Property Owner,

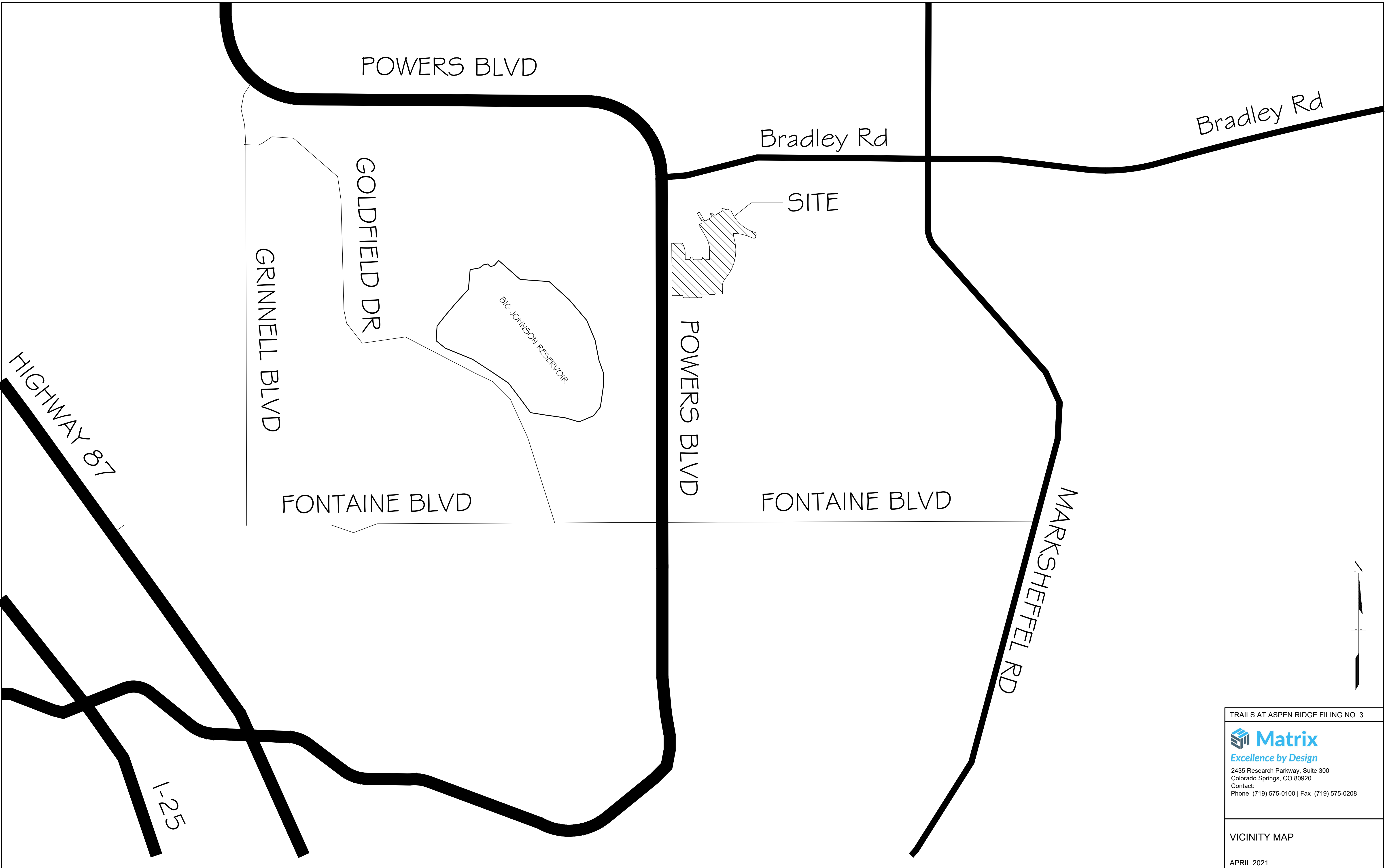
This letter is being sent to you because COLA, LLC is proposing a land use project in El Paso County located southeast of the corner of Powers Blvd. and Bradley Rd. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning 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.

The request being submitted to El Paso County is seeking approval of an application for a final plat known as the Trails at Aspen Ridge Filing No. 3. The proposed final plat is for 198 single family detached units, utilities, open space and a park site. This final plat filing is a continuation of the Trails at Aspen Ridge development project as illustrated on the Trails at Aspen Ridge PUDSP (PUDSP191). The parcel is currently vacant and suitable for development.

For questions please contact:

**COLA, LLC**  
555 Middle Creek Pkwy, Suite 380  
Colorado Springs, CO 80921  
(719) 382-9433

**El Paso County Planning Department**  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300



TRAILS AT ASPEN RIDGE FILING NO. 3

 **Matrix**

*Excellence by Design*

2435 Research Parkway, Suite 300

Colorado Springs, CO 80920

Contact:

Phone (719) 575-0100 | Fax (719) 575-0208

VICINITY MAP

APRIL 2021



2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

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Marksheffel-Woodmen Invest LLC.  
119 Wahsatch Ave.  
Colorado Springs CO 80903



2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

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Richmond American Homes of  
Colorado INC.  
4390 S Monaco Pkwy.  
Denver CO 80237



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Colorado Springs, CO 80920



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State of Colorado Division of  
Purchasing  
633 17th St Ste 1520  
Denver CO 80202



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Colorado Springs, CO 80920



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City of Colorado Springs Park and  
Recreation Dept.  
P O Box 1575 Mail Code 455  
Colorado Springs CO 80901



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Colorado Springs, CO 80920



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Lindsay Case  
119 N. Wahsatch Ave.  
Colorado Springs, CO 80903

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Ranking Holdings LP, Et Al  
630 Southpointe Ct., Ste. 200  
Colorado Springs, CO 80906



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Waterview II Metro District  
2154 E. Commons Ave. Ste. 2000  
Littleton CO 80122



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Blume Eugenia M & Basil E Trust  
630 Southpointe Ct., Ste. 200  
Colorado Springs, CO 80906



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Waterview East Development LLC  
118 N Tejon St. #305  
Colorado Springs CO 80903

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Frank W. Howard  
118 N Tejon St. #305  
Colorado Springs CO 80903