

Include North Arrow and revise to show the correct parcel. This appears to show the 4-acre parcel northwest of the project site

June 3, 2021

Dear Property Owner,

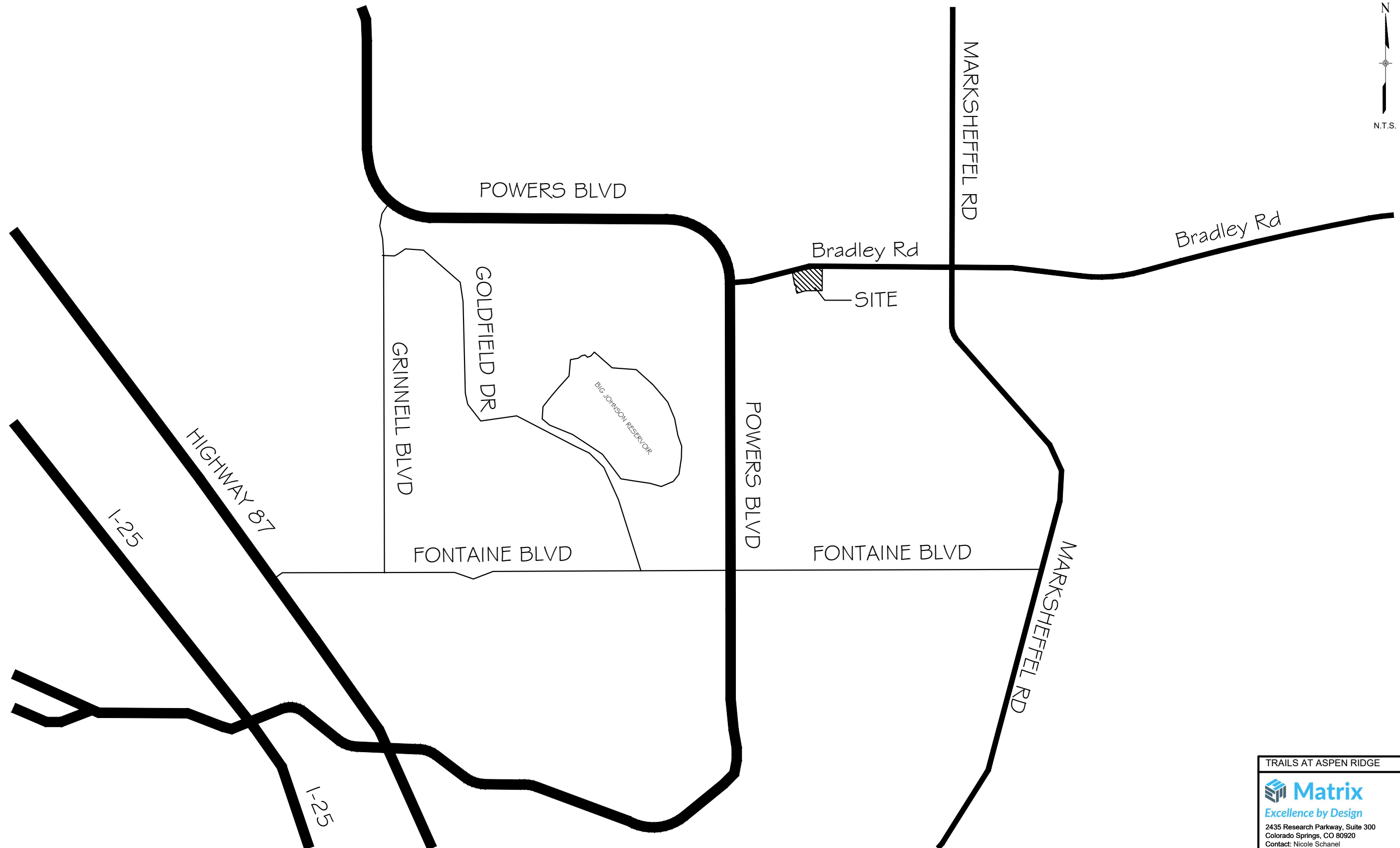
This letter is being sent to you because COLA, LLC is proposing a land use project in El Paso County located southeast of the corner of Powers Blvd. and Bradley Rd. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct 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. 4. The proposed final plat is for 124 single family detached units, utilities and open space. 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
 Matrix <i>Excellence by Design</i>
2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 Contact: Nicole Schanel Phone (719) 575-0100 Fax (719) 575-0208
PHASE NO. 4 VICINITY MAP JUNE 2021



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

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Colorado Springs Co, 80903



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Denver CO, 80237



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



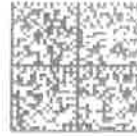
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PHI Real Estate Services LLC.
200 W. City Center Dr. STE. 200
Pueblo CO, 81003



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CPR Entitlements LLC.
31 N Tejon STE. 514
Colorado Springs, CO 80903



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City, State, ZIP+4 Pueblo CO, 81003	

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