

Notice to Adjacent Property Owners

#1 This letter is being sent to you because CPR Entitlements, LLC is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2. 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 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.

#2 For questions specific to this project please contact:

Charles K. Cothorn
31 N. Tejon, Suite 518
Colorado Springs, Colorado 80903
P# 719-227-7388

#3 Site address, location, size and zoning:

Waterview North
Northeast corner of the intersection of Powers Blvd and Bradley Rd.

Legal:

PARCEL A:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1403.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

1. THENCE S89°30'29"W A DISTANCE OF 4.38 FEET TO A POINT OF CURVE TO THE LEFT;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 785.85 FEET, WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
3. THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 625.44 FEET, WHOSE LONG CHORD BEARS S80°50'20"W A DISTANCE OF 624.10 FEET;
5. THENCE S87°19'53"W A DISTANCE OF 64.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING A POINT OF CURVE TO THE RIGHT;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD:

1. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'14", AN ARC LENGTH OF 216.56 FEET, WHOSE LONG CHORD BEARS N51°18'30"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
2. THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 10°48'33", AN ARC LENGTH OF 397.12 FEET, WHOSE LONG CHORD BEARS N15°21'08"W A DISTANCE OF 396.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE N00°17'44"W ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER, , A DISTANCE OF 1373.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9

THENCE S89°51'23"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2636.12 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 1/2" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID SECTION 8;

THENCE S 89°33'59"W ON THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1929.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, AND A NON TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 68°22'36", AN ARC LENGTH OF 2512.10 FEET, WHOSE LONG CHORD BEARS S54°56'42"E A DISTANCE OF 2365.66 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE N00°17'44"W ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1373.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 1/2" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

Area: 115.97 acres

Zone: Existing AG, Proposed CS, I-2, RM-12, RM-30

#4 Request and Justification:

The Waterview Sketch Plan and the associated parcels were previously approved by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan. The associated parcels were previously approved for Industrial and Commercial Use; now proposed to include Residential use with access to match approved access granted to properties South of Bradley Rd. This letter serves as a notice of request for the Board of County Commissioners to consider the Springs at Waterview Sketch Plan Amendment.

Waterview North

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision
OWNER:					
TRUST TIMM JUDY R RANKIN HOLDINGS LP	5500000332 & 5500000414	AG	8-15-65 & 09-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	Waterview North
ADJACENT OWNERS:					
COLORADO CENTRE METRO DISTRICT	5509101001		BRADLEY RD	4770 HORIZONVIEW DR COLORADO SPRINGS CO 80925-1053	LOT 4 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK FIL NO 1
MARKSHEFFEL-WOODMEN INVEST LLC	5504401002		FOREIGN TRADE ZONE BLVD	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	LOT 3 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK FIL NO 1
MARKSHEFFEL-WOODMEN INVESTMENTS L	5500000374		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
COLA LLC	5500000412		9-15-65	7910 GATEWAY BLVD E STE 102 EL PASO TX 79915-1810	UN-PLATTED
CPR ENTITLEMENTS LLC	5500000413		9-15-65	31 N TEJON ST STE 500 COLORADO SPRINGS CO 80903-1514	UN-PLATTED
BLUME EUGENIA M & BASIL E TRUST TIMM JUDY R RANKIN HOLDINGS LP	5500000334		8-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	UN-PLATTED
BLUME EUGENIA M & BASIL E TRUST TIMM JUDY R RANKIN HOLDINGS LP	5500000333		8-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	UN-PLATTED
COLORADO SPRINGS CITY OF	5500000430		PEAK INNOVATION PKWY	PO BOX 1575 MAIL CODE 240 COLORADO SPRINGS CO 80901-1575	UN-PLATTED

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

EL PASO SPECIAL USE

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

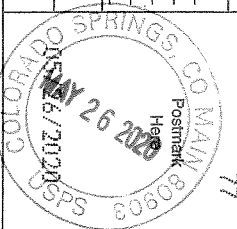
Sent To COLA LLC

Street and Apt. No., or PO Box No.
7910 GATEWAY BLVD. E. STE 102

City, State, ZIP+4[®]
EL PASO, TX. 79915-1810

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 2280 0001 1649 7799

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80901

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

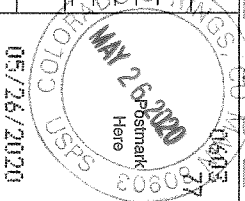
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80903

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

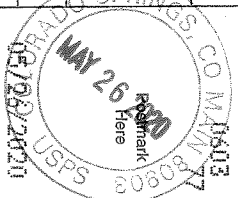
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 2280 0001 1649 7775

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80906

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

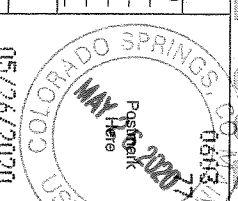
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80903

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

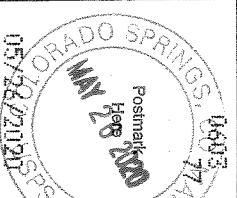
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 1830 0001 4915 7526

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80925

Certified Mail Fee \$3.55

0603 77

Extra Services & Fees (check box, add fee \$2.00/box)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 2280 0001 1649 7812

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80906

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$3.00/line)
☐ Return Receipt (hardcopy) \$12.95
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

05/26/2020

Sent To

HEIDI RANKIN Judy E Rankin

Street and Apt. No., or PO Box No.

630 Southpointe CT STE 200

City, State, ZIP+4[®]

COLORADO SPRINGS, CO 80906-3800

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80906

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$3.00/line)
☐ Return Receipt (hardcopy) \$12.95
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

05/26/2020

Sent To

BLIND EYENIA M S Gail E Frost

Street and Apt. No., or PO Box No.

11117 JUDY E Rankin Holdings LP

City, State, ZIP+4[®]

630 S. Highpointe Ct. STE 200

PS Form 3800, Apr 12015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS CO 80903

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$3.00/line)
☐ Return Receipt (hardcopy) \$12.95
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

05/26/2020

Sent To

MARTIN L. Woodmen Trust Inc L

Street and Apt. No., or PO Box No.

102 E. Pikes Peak Ave. Ste 200

City, State, ZIP+4[®]

COLORADO SPRINGS, CO 80903-1818

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 2280 0001 1649 7805

7019 2280 0001 1649 7744