



**Owners/Applicant:** CPR Entitlements, LLC

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**Parcel Nos.:** 5500000436, 5500000438, & 5500000439

**Request:**

CPR Entitlements and PHI Real Estate Services LLC request approval of Pre-Subdivision Site Grading for 116.13 -acres of property under review to approve zone changes of the approved Waterview Sketch Plan Amendment area to industrial (I-21-2), commercial (CS-21-2), and residential (P-21-4, P-21-5, & P-21-6) land uses.

The Pre-Subdivision Site Grading does not include authorization to install wet utilities. the request will be limited to overlot grading and balancing of the site prior while the final subdivision design is refined through the pending preliminary plan design, submittal, and review process.

A preliminary plan will be submitted to approve a commercial and light industrial subdivision in the future CS (Commercial Service) and I-2 (Light Industrial) zones; a separate preliminary plan will be submitted to approve mixed density residential subdivisions in the future RS-5000, RM-12, and RM-30 zones. These preliminary plans may include requests for additional Pre-Subdivision Site Grading to include installation of wet utilities after final site, lot, roadway, and stormwater designs are refined through the preliminary subdivision design and review processes. The addition of installation of wet utilities will require additional coordination with the respective utility service providers and approval by the BOCC.

The 'Grading Plan' will include required Final Drainage Report, construction drawings for permanent and temporary stormwater facilities, site grading, erosion control, ESQCP, SWMP, PBMP Applicability Form, financial assurance estimates, sureties (provided at permit issuance), Pre-Subdivision Site Grading Acknowledgment and Right of Access Form, and other documents, plans, forms, and/or permits necessary to review and execute grading activities.