

February 5, 2021

Dear Property Owner,

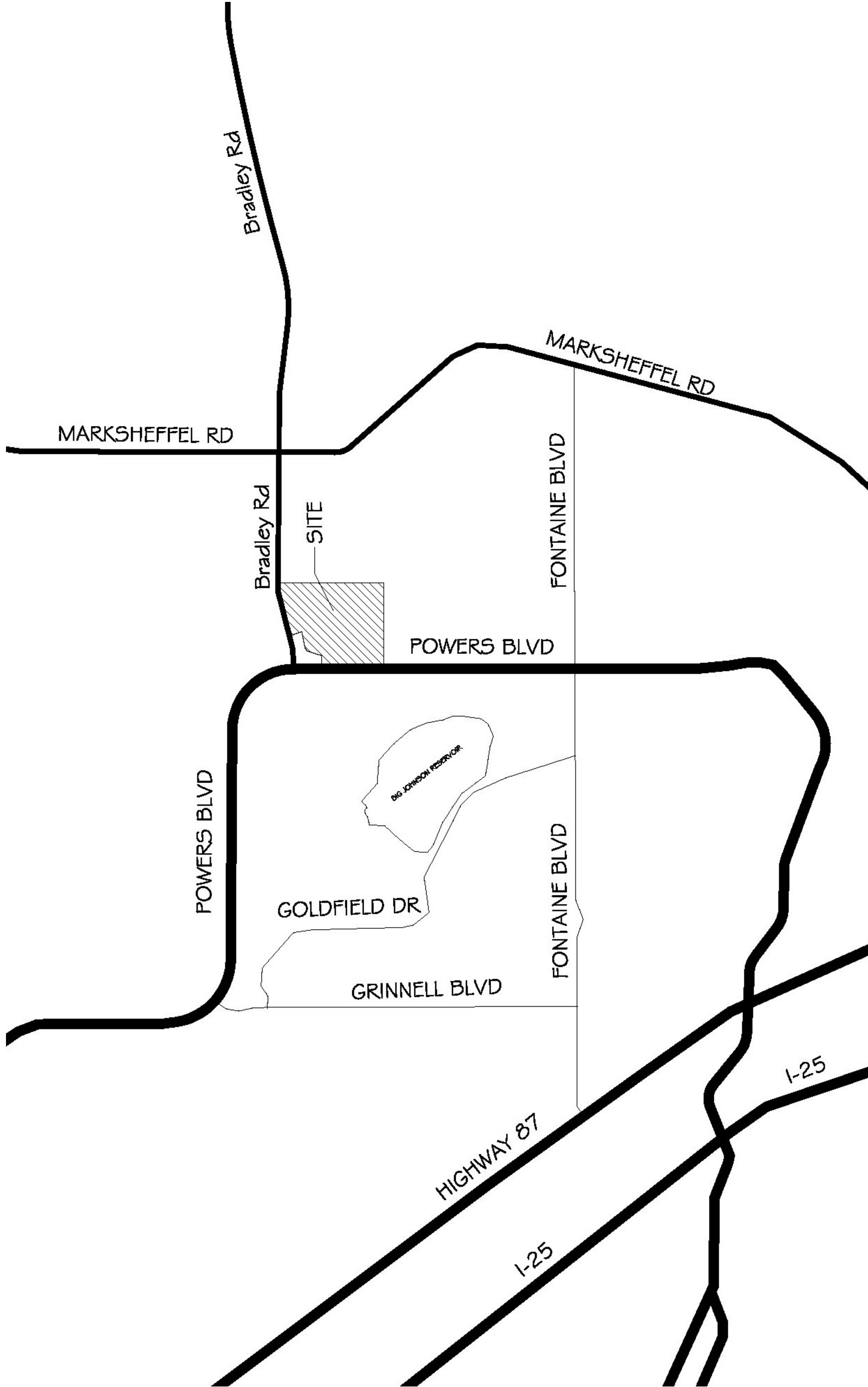
This letter is being sent to you because COLA, LLC is proposing a land use project in El Paso County located southeast of the corner of Powers Blvd. and Bradley Rd. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct 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 an amendment to the 117.98 acre Trails at Aspen Ridge Planned Unit Development Plan (PUD) and a Preliminary Plan (PUDSP) approved and recorded on April 9, 2020. The proposed amendment is seeking to increase the overall density from 605 single family detached dwelling units to 680 single family detached dwelling units. The site is currently zoned PUD which shall remain with a proposed density of 5.76 DU/ Acre. The project remains in conformance with the approved Waterview Sketch Plan Amendment which permits an overall density of 4-6 DU/ Acre. The parcel is mostly vacant with limited disturbance from the first phase of construction activities and is suitable for development. There are two PUD Modifications being requested as part of this application related to intersection spacing and pedestrian ramp locations.

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



Excellence by Design

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: Nicole Schanel
Phone (719) 575-0100 | Fax (719) 575-0208
T:\CAD\181800\Trailbook\Exhibits
X:\File_EXHIBIT_01.rvt

VICINITY MAP

JANUARY 2021



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

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Colorado Springs, CO 80920

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Colorado Springs CO, 80903

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