

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 East
Southeast corner of the intersection of Powers Blvd and Bradley Rd.

LEGAL DESCRIPTION: (WATERVIEW EAST - RM-12)

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT:

THE FOLLOWING 2 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD.

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29' ALONG THE SAID SOUTHERLY R.O.W. LINE;

THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;

THENCE S74°20'48"W A DISTANCE OF 484.60 FEET;

THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N74°20'48"E A DISTANCE OF 484.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 5.23 ACRES, MORE OR LESS.

Area: 5.23 acres

Zone: Existing CS, Proposed RM-12

#4 Request and Justification:

The parcel was previously approved for Commercial use by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan. The current Waterview Sketch Plan Amendment (2020) proposes the parcel use be changed to Multi-Family residential use east of the proposed full movement intersection; access to Bradley Road from the proposed site will not change. This letter serves as a notice for the Board of County Commissioners to consider this request to rezone this parcel from Commercial (CS) to Multifamily Residential (RM12).

CPR ENTITLEMENTS LLC	5500000413	9-15-65	31 N TEJON ST STE 500 COLORADO SPRINGS CO 80903- 1514	UN-PLATTED
COLA LLC	5500000412	9-15-65	7910 GATEWAY BLVD E STE 102 EL PASO TX 79915-1810	UN-PLATTED

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Adult Signature Restricted Delivery \$0.00

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Sent to **COLA LLC (US)**
Street and Apt. No., or PO Box No. **7910 GATEWAY BLVD E STE 102**
City, State, ZIP+4® **EL PASO TX 79915-1810**

Postmark Here **JUL 9 2020**

0603 14
07/08/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent to **CPR ENTITLEMENTS LLC (US)**
Street and Apt. No., or PO Box No. **31 N TEJON ST STE 500**
City, State, ZIP+4® **SPRINGS CO 80903-1514**

Postmark Here **JUL 9 2020**

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