

Notice to Adjacent Property Owners

#1 This letter is being sent to you because CPR Entitlement, 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 as part of 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 Planning and Community Development 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 500
Colorado Springs, Colorado 80903
P# 719-227-7388

#3 Site address, location, size and zoning:

Waterview East
South of Bradley Road and East of Powers Boulevard. Current Zoning A-5; Proposed Zoning CS (26.64 acres); RS-5000 (168.61 acres)

Commercial CS Zone Legal:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH 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 NONTANGENT CURVE TO THE LEFT;

THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.

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

2. THENCE S74°20'48"W A DISTANCE OF 545.14' ALONG THE SAID SOUTHERLY R.O.W. LINE;

TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S15°39'12"E A DISTANCE OF 470.00';
2. THENCE S74°20'48"W A DISTANCE OF 365.87 FEET TO A POINT OF CURVE TO THE LEFT;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", 374.39 FEET;
4. THENCE S22°01'36"W A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'40", 61.46 FEET;
6. THENCE S00°00'00"W A DISTANCE OF 48.76 FEET;
7. THENCE N00°00'00"W A DISTANCE OF 515.00 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; THE FOLLOWING TWO COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD.
8. THENCE N00°29'10"W A DISTANCE OF 1123.40 FEET TO A POINT OF CURVE TO THE RIGHT;
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY 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 3 COURSES ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.
10. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
11. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
12. THENCE N74°20'48"E A DISTANCE OF 406.88 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 26.64 ACRES, MORE OR LESS.

Residential RS-5000 Zone Legal:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH 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 THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:
1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 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;
3. THENCE N00°29'10"W A DISTANCE OF 1914.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
4. THENCE N90°00'00"E A DISTANCE OF 515.00 FEET;
5. THENCE N00°00'00"E A DISTANCE OF 148.76 FEET TO A POINT ON A NONTANGENT CURVE TO THE LEFT;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'40", 61.46 FEET;
7. THENCE N22°01'36"E A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", 374.39 FEET;
9. THENCE N74°20'48"E A DISTANCE OF 365.87 FEET;
10. THENCE N15°39'12"W A DISTANCE OF 470 FEET TO A POINT ON THE SOUTHERLY 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 TWO (2) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:
11. THENCE N74°20'48"E A DISTANCE OF 545.14 FEET TO A POINT OF CURVE TO THE RIGHT;
14. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 168.61 ACRES, MORE OR LESS.

#4 Request and Justification:

The Waterview East parcels were previously approved by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan. Waterview East is a proposed mixed use development on 195.25 acres; The proposal is for 713 single family (RS-5000) lots on 168.61 acres with 26.64 acres of commercial (CS) development. This letter serves as a notice of request for the Board of County Commissioners to consider the Waterview East parcels including RS-5000 and CS Zoning.

7016 1970 0000 8608 5356

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

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

OFFICIAL USE
 COLORADO SPRINGS, CO 80925

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	COLO. SPGS. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To Colorado Centre Metro Dist
 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

7016 1970 0000 8608 5295

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

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

OFFICIAL USE
 DENVER, CO 80202

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	COLO. SPGS. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To State of Colorado
 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

7016 1970 0000 8608 5301

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

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

OFFICIAL USE
 COLORADO SPRINGS, CO 80906

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	COLO. SPGS. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To Ruth Timm + Andy
 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

7016 1970 0000 8608 5318

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

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

OFFICIAL USE
 COLORADO SPRINGS, CO 80903

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	COLO. SPGS. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To Markshessel-Woodmen Invest LLC
 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

7016 1970 0000 8608 5387

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

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

OFFICIAL USE
 COLORADO SPRINGS, CO 80903

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	WEST STA COLO. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To Markshessel-Woodmen Invest
 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

7016 1970 0000 8608 5394

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

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

OFFICIAL USE
 COLORADO SPRINGS, CO 80903

Certified Mail Fee	\$3.45	0604 12
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	WEST STA COLO. 0604 FEB - 8 2018 Postmark Here 02/08/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To Lindsay Case
 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

7016 1970 0000 8608 5332

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

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

COLORADO SPRINGS, CO 80901

OFFICIAL USE

Certified Mail Fee	\$3.45	0604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To
City of Colorado Springs
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

5325 8608 0000 1970 7016

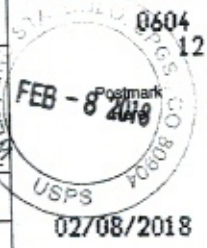
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee	\$3.45	0604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To
Marketplace - Woodmen Investments
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

5344 8608 0000 1970 7016

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

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

COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee	\$3.45	0604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To
BLH NO 4 UC
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

Waterview East

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision
OWNER:					
TRUST TIMM JUDY R RANKIN HOLDINGS LP	5500000334	PUD	8-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	Waterview East
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	5500000392		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
MARKSHEFFEL-WOODMEN INVESTMENTS L	5500000374		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
CASE LINDSAY J	5500000388		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
MARKSHEFFEL-WOODMEN INVEST LLC	5500000389		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
COLORADO SPRINGS CITY OF	5500000220		9-15-65	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575	UN-PLATTED
BLH NO 4 LLC	5500000399		FONTAINE BLVD	111 S TEJON ST STE 222 COLORADO SPRINGS CO 80903-2246	UN-PLATTED
STATE OF COLORADO C/O DIVISION OF PURCHASING	5500000015		9-15-65	633 17TH ST STE 1520 DENVER CO 80202-3609	W2 SEC 16-15-65

Waterview East

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision