

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

#3 Site address, location, size and zoning:

A portion of Waterview North

Waterview North is on the northeast corner of the intersection of Powers Blvd and Bradley Rd. The portion being rezoned is the SW corner of the property bordered by the airport to the North, Powers Blvd and a proposed Industrial rezone to the West, Bradley Road to the South, and a proposed Residential rezones to the East.

Legal:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;

THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 331.37 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S81°51'23"E A DISTANCE OF 338.00 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 1195.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF 47°54'30", WHOSE LONG CHORD BEARS S39°36'27"E A DISTANCE OF 475.03 FEET;

THENCE S15°39'12"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY 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 ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S74°20'48"W A DISTANCE OF 81.85 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 3) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 5) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 485.69 FEET, A DELTA ANGLE OF 13°13'11", WHOSE LONG CHORD BEARS N16°33'28"W A DISTANCE OF 484.61 FEET;

THENCE N56°26'42"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 545.66 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS N16°46'39"W A DISTANCE OF 337.73 FEET;

THENCE N00°00'00"E A DISTANCE OF 665.89 FEET TO THE POINT OF BEGINNING.

Area: 22.071 acres

Zone: Existing AG, Proposed CS

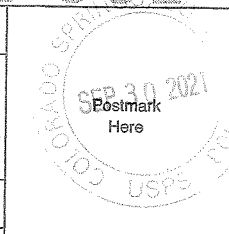
#4 Request and Justification:

The request is to rezone a portion of the Waterview North subdivision. The Waterview Sketch Plan Amendment and the associated parcels were approved by the El Paso County Board of County Commissioners in July of 2021 revising the parcels to include Industrial, Commercial and Residential. This letter serves as a notice of request for the Board of County Commissioners to consider the rezone of the above defined portion of Waterview North.

Waterview North

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision
OWNER:					
CPR ENTITLEMENTS, LLC	TBD	AG	8-15-65 & 09-15-65	31 N TEJON ST STE #500 COLORADO SPRINGS CO, 80903	Waterview North
PHI REAL ESTATE SERVICES, LLC	TBD	AG	8-15-65 & 09-15-65	200 W CITY CENTER DR STE #200 PUEBLO CO, 81003	Waterview North
ADJACENT OWNERS:					
COLORADO SPRINGS CITY OF	5500000430		PEAK INNOVATION PKWY	PO BOX 1575 MAIL CODE 240 COLORADO SPRINGS CO 80901-1575	UN-PLATTED LOT 3 COLORADO
MARKSHEFFEL-WOODMEN INVEST LLC	5504401002		FOREIGN TRADE ZONE BLVD	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	CENTRE FOREIGN TRADE ZONE & BUSINESS PARK FIL NO 1 LOT 4 COLORADO
COLORADO CENTRE METRO DISTRICT	5509101001		BRADLEY RD	4770 HORIZONVIEW DR COLORADO SPRINGS CO 80925-1053	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
MARKSHEFFEL-WOODMEN INVESTMENTS L	5500000392		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
COLA LLC	5509305003		LEGACY HILL DRIVE	7910 GATEWAY BLVD E STE 102 EL PASO TX 79915-1810	UN-PLATTED
FRANK W HOWARD #2 LLLP	5509200003		BRADLEY RD	118 N TEJON ST STE #305 COLORADO SPRINGS CO, 80903	UN-PLATTED
WATerview EAST DEVELOPMENT LLC	5509200002		BRADLEY RD	31 N TEJON ST STE #500 COLORADO SPRINGS CO, 80903	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

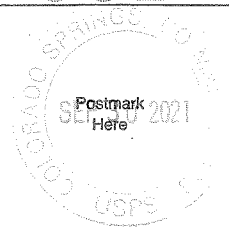
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Street and Apt. No., or PO Box No. <u>650 Southpointe Ct STE # 200</u>	
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

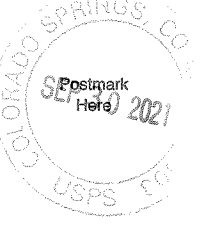
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Street and Apt. No., or PO Box No. <u>31 N Tejon St. STE # 502</u>	
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Sent To <u>Frank W. Howard</u>	
Street and Apt. No., or PO Box No. <u>118 N Tejon St. STE # 305</u>	
City, State, ZIP+4® <u>Colorado Springs, Co 80903</u>	
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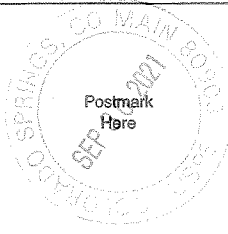
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Sent To <u>CPR Entitlements LLC</u>	
Street and Apt. No., or PO Box No. <u>31 N Tejon St STE # 500</u>	
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Sent To <u>Mark Shoffel-Wardman Invest LLC</u>	
Street and Apt. No., or PO Box No. <u>102 E Pikes Peak Ave STE # 200</u>	
City, State, ZIP+4® <u>Colorado Springs Co 80903-1818</u>	
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City, State, ZIP+4® <u>Colorado Springs Co 80925-1053</u>	
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Total Postage and Fees \$	
Sent To <u>PH2 Real Estate Services LLC</u>	
Street and Apt. No., or PO Box No. <u>200 W City Center DR. STE # 200</u>	
City, State, ZIP+4® <u>Pueblo Co 81003</u>	
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