

# Notice to Adjacent Property Owners

#1 This letter is being sent to you to inform you that COLA, 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 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:

The Trails at Aspen Ridge Filing No. 1  
South of Bradley Road and East of Powers Boulevard.

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9;

1) THENCE S89°33'35"W ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 2,495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

2) THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.83 FEET;

3) THENCE N89°30'50"E A DISTANCE OF 224.98 FEET;

4) THENCE S00°29'10"E A DISTANCE OF 20.98 FEET TO A POINT OF CURVE TO THE LEFT;

5) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS S45°27'48"E A DISTANCE OF 38.17 FEET;

6) THENCE N89°33'35"E A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE LEFT;

- 7) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS  $N44^{\circ}33'35''E$  A DISTANCE OF 28.28 FEET;
- 8) THENCE  $N00^{\circ}26'25''W$  A DISTANCE OF 55.00 FEET;
- 9) THENCE  $N89^{\circ}33'35''E$  A DISTANCE OF 160.00 FEET;
- 10) THENCE  $S00^{\circ}26'25''E$  A DISTANCE OF 12.59 FEET;
- 11) THENCE  $N89^{\circ}33'35''E$  A DISTANCE OF 110.00 FEET;
- 12) THENCE  $N00^{\circ}00'00''E$  A DISTANCE OF 13.82 FEET;
- 13) THENCE  $N90^{\circ}00'00''E$  A DISTANCE OF 159.90 FEET;
- 14) THENCE  $N00^{\circ}26'25''W$  A DISTANCE OF 193.86 FEET;
- 15) THENCE  $N14^{\circ}55'16''E$  A DISTANCE OF 66.77 FEET;
- 16) THENCE  $N32^{\circ}43'04''E$  A DISTANCE OF 66.86 FEET;
- 17) THENCE  $N36^{\circ}30'56''E$  A DISTANCE OF 116.64 FEET;
- 18) THENCE  $N35^{\circ}26'44''E$  A DISTANCE OF 49.01 FEET;
- 19) THENCE  $N29^{\circ}42'04''E$  A DISTANCE OF 49.02 FEET;
- 20) THENCE  $N27^{\circ}14'20''E$  A DISTANCE OF 22.28 FEET;
- 21) THENCE  $N25^{\circ}12'20''E$  A DISTANCE OF 44.55 FEET;
- 22) THENCE  $N22^{\circ}29'47''E$  A DISTANCE OF 44.55 FEET;
- 23) THENCE  $N19^{\circ}47'14''E$  A DISTANCE OF 44.56 FEET;
- 24) THENCE  $N17^{\circ}04'35''E$  A DISTANCE OF 44.59 FEET;
- 25) THENCE  $N13^{\circ}41'29''E$  A DISTANCE OF 44.57 FEET;
- 26) THENCE  $N10^{\circ}58'49''E$  A DISTANCE OF 44.56 FEET;
- 27) THENCE  $N08^{\circ}16'16''E$  A DISTANCE OF 44.55 FEET;
- 28) THENCE  $N05^{\circ}32'45''E$  A DISTANCE OF 44.55 FEET;
- 29) THENCE  $N02^{\circ}52'08''E$  A DISTANCE OF 44.56 FEET;
- 30) THENCE  $N00^{\circ}08'37''E$  A DISTANCE OF 44.57 FEET;
- 31) THENCE  $N88^{\circ}27'00''E$  A DISTANCE OF 160.00 FEET;
- 32) THENCE  $S01^{\circ}25'17''E$  A DISTANCE OF 4.78 FEET;
- 33) THENCE  $N88^{\circ}42'27''E$  A DISTANCE OF 110.10 FEET;
- 34) THENCE  $N00^{\circ}00'00''E$  A DISTANCE OF 214.74 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 35) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF  $06^{\circ}15'56''$ , AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS  $S70^{\circ}51'04''E$  A DISTANCE OF 105.47 FEET;
- 36) THENCE  $N15^{\circ}57'58''E$  A DISTANCE OF 50.00 FEET;
- 37) THENCE  $S74^{\circ}09'06''E$  A DISTANCE OF 5.45 FEET TO A POINT OF CURVE TO THE LEFT;
- 38) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF  $92^{\circ}53'07''$ , AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS  $N59^{\circ}14'06''E$  A DISTANCE OF 28.99 FEET;
- 39) THENCE  $N12^{\circ}47'44''E$  A DISTANCE OF 80.40 FEET;
- 40) THENCE  $N30^{\circ}26'45''W$  A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 41) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET, A DELTA ANGLE OF  $59^{\circ}31'04''$ , AN ARC LENGTH OF 841.41 FEET, WHOSE LONG CHORD BEARS  $N45^{\circ}24'44''W$  A DISTANCE OF 804.09 FEET;

- 42) THENCE N15°39'12"W A DISTANCE OF 679.59 FEET TO A POINT OF CURVE TO THE LEFT;
- 43) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 79°43'24", AN ARC LENGTH OF 153.06 FEET, WHOSE LONG CHORD BEARS S89°23'18"W A DISTANCE OF 141.01 FEET TO A POINT OF A COMPOUND CURVE;
- 44) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 27°29'45", AN ARC LENGTH OF 177.56 FEET, WHOSE LONG CHORD BEARS S35°46'43"W A DISTANCE OF 175.86 FEET;
- 45) THENCE N67°58'24"W A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 46) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS N39°54'03"E A DISTANCE OF 276.19 FEET;
- 47) THENCE N57°46'18"E A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
- 48) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS N36°01'21"E A DISTANCE OF 55.58 FEET TO A NON-TANGENT LINE SEGMENT;
- 49) THENCE N15°39'12"W A DISTANCE OF 394.68 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;
- 50) THENCE N74°20'48"E ON SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET;
- 51) THENCE S15°39'12"E A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 52) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;
- 53) THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;
- 54) THENCE S15°39'12"E A DISTANCE OF 80.00 FEET;
- 55) THENCE S74°20'48"W A DISTANCE OF 149.80 FEET TO A POINT OF CURVE TO THE LEFT;
- 56) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 58°24'49", AN ARC LENGTH OF 137.63 FEET, WHOSE LONG CHORD BEARS S45°08'23"W A DISTANCE OF 131.75 FEET TO A NON-TANGENT LINE SEGMENT;
- 57) THENCE S15°39'12"E A DISTANCE OF 686.07 FEET TO A NON-TANGENT LINE SEGMENT;
- 58) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 74°20'48", AN ARC LENGTH OF 895.34 FEET, WHOSE LONG CHORD BEARS S52°49'36"E A DISTANCE OF 833.84 FEET;
- 59) THENCE N90°00'00"E A DISTANCE OF 511.94 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;

60) THENCE S00°19'32"E ON SAID LINE, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,431,522 SQUARE FEET OR 55.820 ACRES, MORE OR LESS.

Area: 55.8 acres

Zone: RS-5000

#4 Request and Justification:

The Trails at Aspen Ridge parcel was previously approved by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan and Waterview East Preliminary Plan. The Trails at Aspen Ridge is a proposed single family development on 55.8 acres; The proposal is for 180 single family (RS-5000) lots. This letter serves as a notice of request for the Board of County Commissioners to consider The Trails at Aspen Ridge Filing No. 1 for Final Platting.

# The Trails at Aspen Ridge Filing No. 1

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision
<b>OWNER: COLA LLC</b>					
555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921	5500000412	RS-5000	5908 BRADLEY RD.	555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921	Springs at Waterview
<b>ADJACENT OWNERS:</b>					
STATE OF COLORADO C/O DIVISION OF PURCHASING	5500000015	A-5	9-15-65	633 17TH ST STE 1520 DENVER CO 80202-3609	W2 SEC 16-15-65
MARKSHEFFEL-WOODMEN INVEST LLC	5500000392 5500000389 5500000374	PUD	9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
CASE LINDSAY J	5500000388	PUD	9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
COLORADO SPRINGS CITY OF	5500000220	PIP2/CR	9-15-65	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575	UN-PLATTED
CPR Entitlement, LLC	5500000413	CS	9-15-65	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	A-5	8-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	UN-PLATTED

7016 1970 0000 8608 5486  
7016 1970 0000 8608 5493  
7016 1970 0000 8608 5479

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Postage \$0.50

Total Postage and Fees \$6.70

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DENVER, CO 80202

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Total Postage and Fees \$6.70

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COLORADO SPRINGS, CO 80901

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Postage \$0.50

Total Postage and Fees \$6.70

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COLORADO SPRINGS, CO 80906

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\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$2.75  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Blume, Timm, Rankin  
Street and Apt. No., or PO Box No.

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