

October 21, 2021

Dear Property Owner,

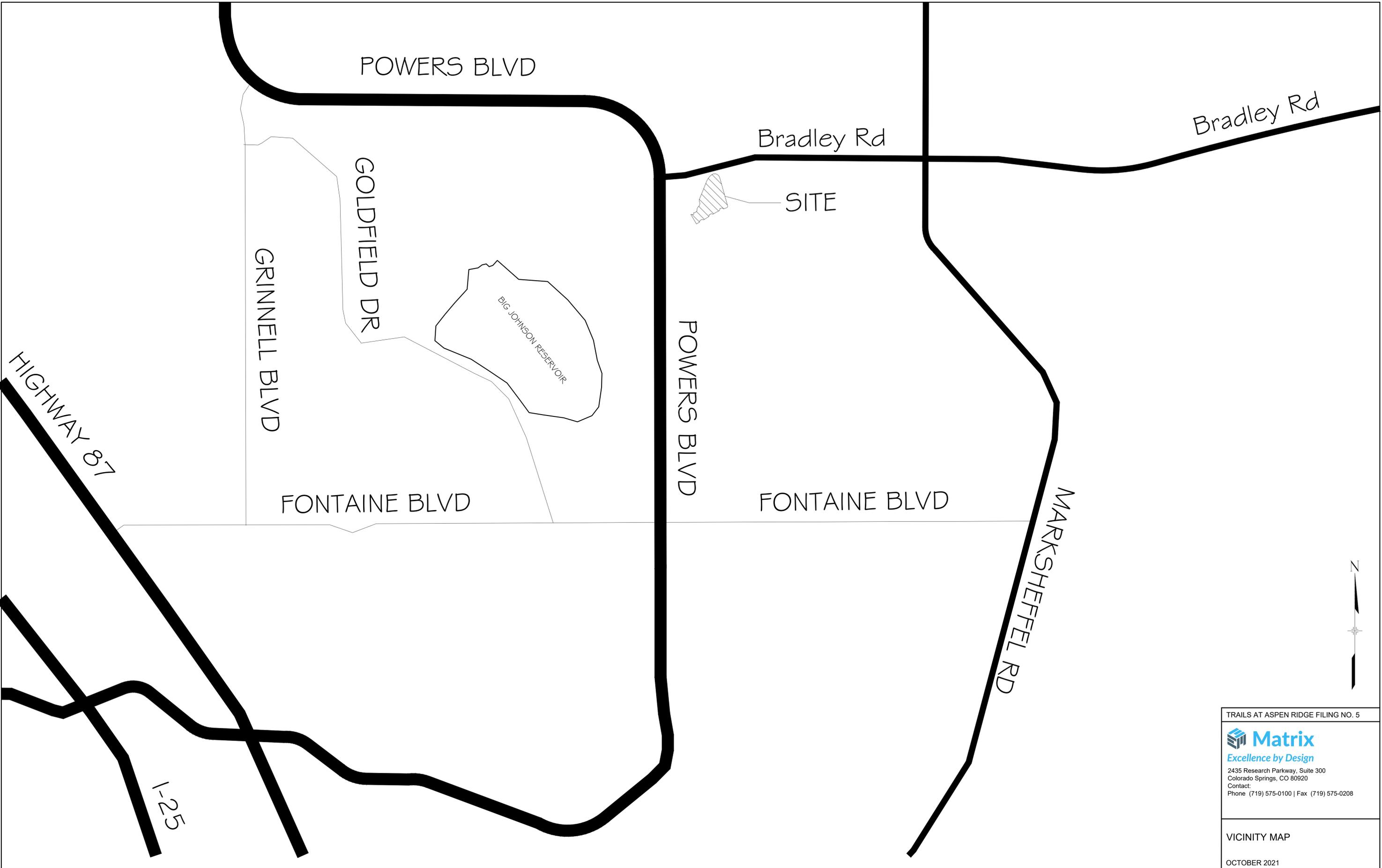
This letter is being sent to you because COLA, LLC is proposing a land use project in El Paso County located southeast of the corner of Powers Blvd. and Bradley Rd. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct 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 a final plat known as the Trails at Aspen Ridge Filing No. 5. The proposed final plat is for 58 single family detached units, utilities and open space. This final plat filing is a continuation of the Trails at Aspen Ridge development project as illustrated on the Trails at Aspen Ridge PUDSP (PUDSP213). The parcel is currently vacant and suitable for development.

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



POWERS BLVD

Bradley Rd

Bradley Rd

SITE

GOLDFIELD DR

BIG JOHNSON RESERVOIR

POWERS BLVD

FONTAINE BLVD

GRINNELL BLVD

FONTAINE BLVD

HIGHWAY 87

I-25

MARKSHEFFEL RD



TRAILS AT ASPEN RIDGE FILING NO. 5

Matrix
Excellence by Design

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact:
Phone (719) 575-0100 | Fax (719) 575-0208

VICINITY MAP

OCTOBER 2021

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Sent To **RICHMOND AMERICAN HOMES OF COLORADO INC**
Street at **4390 S MONACO PKWY**
City, State **DENVER CO 80237**

PS Form 3800, April 2012 Edition (PSN 7530-01-000-9000) See Reverse for Instructions

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Sent To **MILLICH MATTHEW NICHOLAS**
WILLICH STEVE NIKOL
Street at **5418 WAGON HAMMER DR**
City, State **COLORADO SPRINGS CO 80911**

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Sent To **COLA LLC**
Street at **7910 GATEWAY BLVD EAST #102**
City, State **EL PASO TX 79915-1810**

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Sent To **ASPEN VIEW HOMES LLC**
555 MIDDLE CREEK CREEK PKWY #500
Street and A/C **COLORADO SPRINGS CO 80911**
City, State **2**

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Sent To: **JOANG SANG NGOC**
NGUYEN HAI TAN

Street: **5311 SUNDAY GULCH DR**

City/State: **COLORADO SPRINGS CO 80925**

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Sent To: **ROS EQUITY HOLDINGS-INDEPENDENCE LLC**
17 S WAHSATCH AVE

Street: **COLORADO SPRINGS CO 80903**

City/State

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Sent To: **3LUME BASIL E TRUST**
TIMM JUDY R

Street: **RANKIN HOLDINGS LP**

City/State: **330 SOUTHPOINTE CT STE 200**
COLORADO SPRINGS CO 80906-3800

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Sent To: **VIVA LAND VENTURES LP**
11437 ROJAS DR

Street: **EL PASO TX 79936**

City/State

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