

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

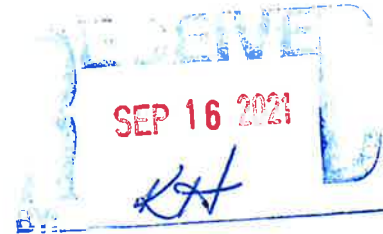
LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

8/4/2021

RE: River Bend Residential, Final Plat No. 1 & 2

File: SF1843 and SF1844
Parcel ID Nos. 65141-00-033 and 65141-00-034



To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed River Bend Crossing development located southwest of US Highway 85 and west of Southmoor Drive that the applicant, Avatar Equities, LLC, has requested approval of a final plat application within the RS-5000 (Residential Suburban) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 8/19/2021. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Nina Ruiz, Planning Manager
El Paso County Planning and Community Development
719-520-6313
NinaRuiz@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

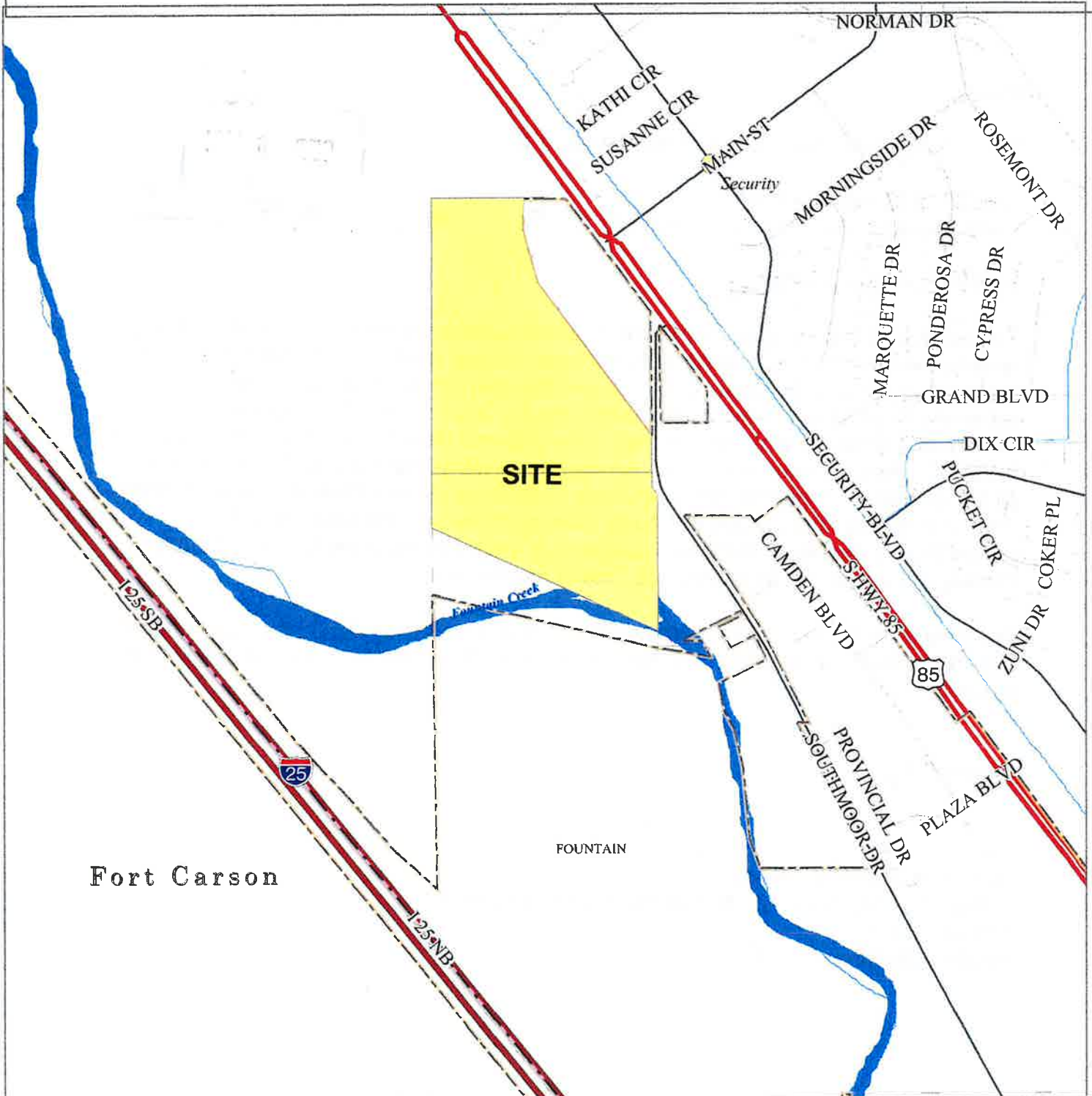
El Paso County Parcel Information

PARCE	NAME
6514100	AVATAR RIVERBEND LP
6514100	AVATAR RIVERBEND LP

File Name: SF1844

Zone Map No. --

Date: August 3, 2021



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

PASO COUNTY

Community Development Department
International Circle, Suite 110
Colorado Springs, CO 80910

DENVER CO 802

5 AUG 2021 PM 5 L

FIRST-CLASS



*** PITNEY BOWES ***
US POSTAGE
\$ 000.51⁰
02 7H
0001332609 AUG 04 2021
MAILED FROM ZIP CODE 80910

6511300008
PIKES PEAK COMMUNITY FOUNDATION
730 N NEVADA AVE
COLORADO SPRINGS, CO 80903

NIXIE 808 DE 1 7209/14/21

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

8091076107

BC: 80910610799 *1268-03449-08-33



