

EL PASO

COMMISSIONERS:
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MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 20, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-17-010

RUIZ

PRELIMINARY PLAN SPRINGS EAST AT WATERVIEW

A request by COLA, LLC and CPR Entitlements, LLC, for approval of a preliminary plan to create 713 single-family residential lots and 8 commercial lots. The 195.25 acre property is split zoned RS-5000 (Residential Suburban) (166.89 acres) and CS (Commercial Services) (28.36 acres) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel Nos. 55000-00-412 and 55000-00-413) (Commissioner Dist. No. 4)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: _____

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on January 15, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on February 12, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Nina Ruiz, Planner II

COPY
mailed
12/26/18

Your Name: _____
(printed) (signature)

Address: _____

Property Location: _____ Phone: _____

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



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

El Paso County Parcel Information

File Name: SP-17-010

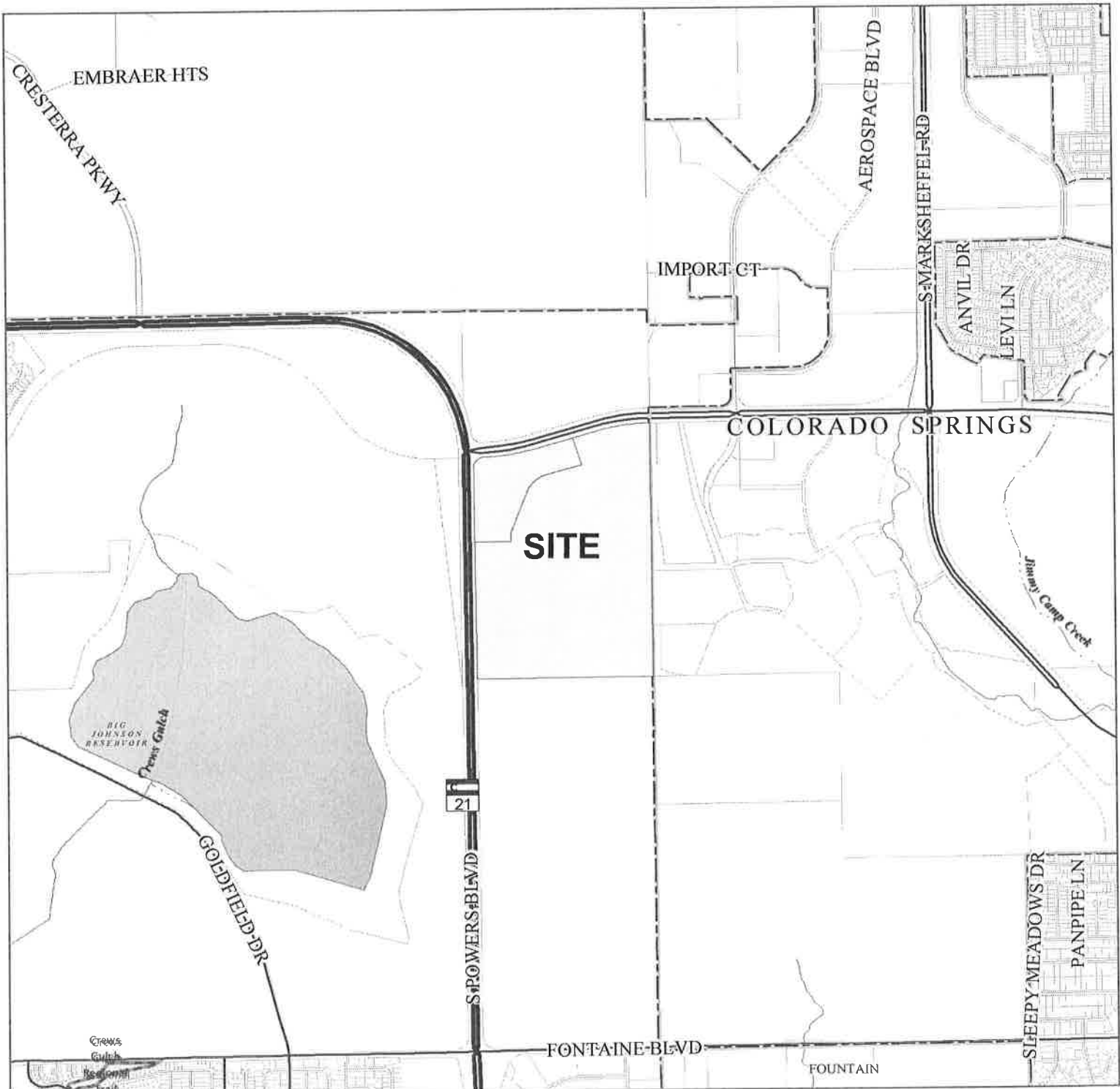
Zone Map No. --

PARCEL	NAME
5500000413	CPR ENTITLEMENT'S LLC
5500000412	COLA LLC

ADDRESS	CITY	STATE
31 N TEJON ST STE #500	COLORADO SPRINGS	CO
7910 GATEWAY BLVD EAST #102	EL PASO	TX

ZIP	ZIPLUS
80903	1514
79915	1810

Date: December 20, 2018



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



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MARKSHEFFEL-WOODMEN INVEST LLC
5500000389
102 E PIKES PEAK AVE STE 200
COLORADO SPRINGS, CO 80903

BLH NO 4 LLC 5500000399
111 S TEJON ST STE 222
COLORADO SPRINGS, CO 80903

CPR ENTITLEMENTS LLC 5500000413
31 N TEJON ST STE #500
COLORADO SPRINGS, CO 80903

RANKIN HOLDINGS LP 5500000414
630 SOUTHPOINTE CT STE 200
COLORADO SPRINGS, CO 80906

COLORADO SPRINGS CITY OF 5500000232
PO BOX 1575 MAIL CODE 455
COLORADO SPRINGS, CO 80901

STATE OF COLORADO 5500000015
633 17TH ST STE 1520
DENVER, CO 80202

COLORADO CENTRE METRO DISTRICT
5509101001
4770 HORIZONVIEW DR
COLORADO SPRINGS, CO 80925

COLA LLC 5500000412
7910 GATEWAY BLVD EAST #102
EL PASO, TX 79915