

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

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](http://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](http://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:

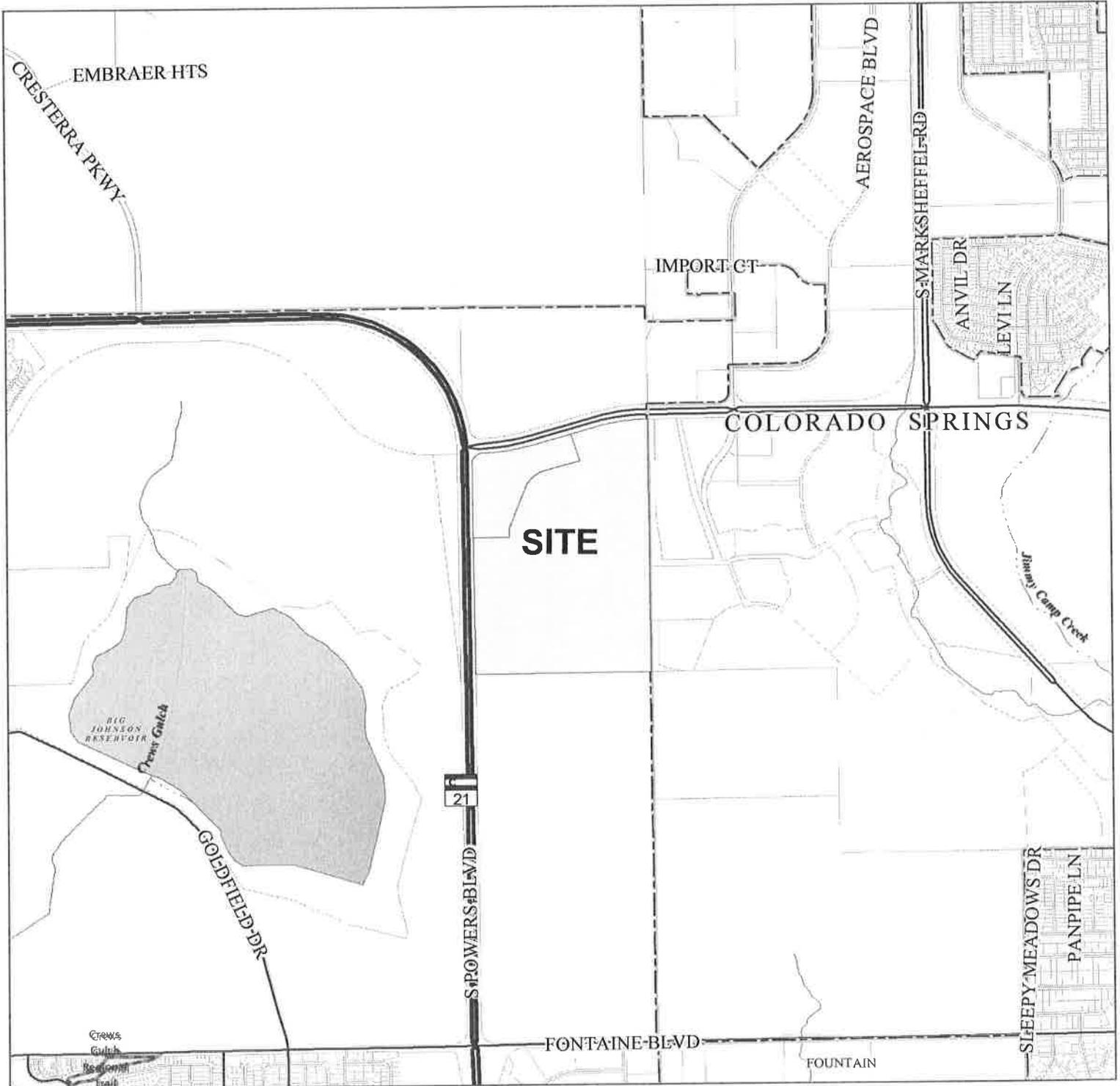
Zone Map No.

PARCEL	NAME
5500000413	CPR ENTITLEMENT'S LLC
5500000412	COLA LLC

Date:

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



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.

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