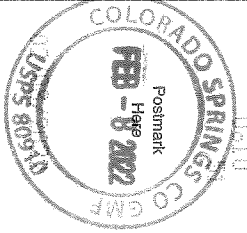


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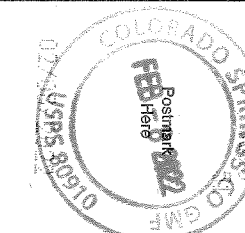
Sent To *BOA LLC*  
 Street and Apt. No., or PO Box No. *1118 GARDENY TRAIL EKT #102*  
 City, State, ZIP+4® *EL PASO TX 79155-1810*  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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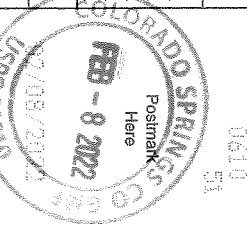
Sent To *WATERBURY COMMUN INVESTORS LLC*  
 Street and Apt. No., or PO Box No. *51 WATERBURY #502*  
 City, State, ZIP+4® *COLO SPRINGS CO 80903*  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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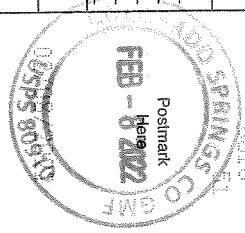
Sent To *ADP ENTIREMENTS LLC*  
 Street and Apt. No., or PO Box No. *1118 GARDENY TRAIL EKT #102*  
 City, State, ZIP+4® *EL PASO TX 79155-1810*  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.58  
 Total Postage and Fees \$4.33



Sent To *SMOKE PATROL SUPPLY*  
 Street and Apt. No., or PO Box No. *101 MARKET RD*  
 City, State, ZIP+4® *WEST OLDFEE, CO 81252*  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1970 0000 8608 5622

7016 1970 0000 8608 5646

7016 1970 0000 8608 5615

7016 1970 0000 8608 5639

# Notice to Adjacent Property Owners

#1 This letter is being sent to you because Frank W Howard #2, LLLP 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 Development Services 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, P.E.  
31 N. Tejon, Suite 518  
Colorado Springs, Colorado 80903  
P# 719-227-7388

#3 Site address, location, size and zoning:

Ray O. 5.2  
Southeast corner of the intersection of Bradley Rd. and Legacy Hill Dr.

Legal:

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

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1612.07 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD.

THENCE S89°30'29"W A DISTANCE OF 3.78 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;

THENCE S74°20'48"W A DISTSNCE OF 385.14 FEET TO THE POINT OF BEGINNING;

THENCE S15°39'12"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 449.99 FEET;

THENCE S74°20'48"W A DISTANCE OF 160.21 FEET;

THENCE N15°39'12"W A DISTANCE OF 20.00 FEET;

THENCE S74°20'48"W A DISTANCE OF 199.80 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 78.64 FEET, A DELTA ANGLE OF 60°04'25", WHOSE LONG CHORD BEARS N75°37'00"W A DISTANCE OF 75.08 FEET;

THENCE N15°39'12"W A DISTANCE OF 392.40 FEET, RETURNING TO SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD;

THENCE S74°20'48"W, ALONG SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD, A DISTANCE OF 425.01 FEET TO THE POINT OF BEGINNING.

Area: 4.25 acres

Zone: RM-12

#### #4 Request and Justification:

The request is to submit a Preliminary Plan for the Ray O. 5.2 development. The Preliminary Plan will be submitted in accordance with the Residential Land Uses on the associated parcels that were recently approved in July of 2021 by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan Amendment. The Ray O. 5.2 Preliminary Plan will focus on the Residential parcel created by the approved Waterview Sketch Plan Amendment. This letter serves as a notice of request for the Board of County Commissioners to consider the Ray O. 5.2 Preliminary Plans.

#### #5 Existing and Proposed Facilities, Structures, Roads, etc.:

See attached.

#### #6 Waiver Requests and Justification:

No waiver requests will be submitted for the Ray O. 5.2 development.

#### #7 Vicinity Map:

See attached.

# Notice to Adjacent Property Owners

Name and Address of the  
Petitioner(s): \_\_\_\_\_

Telephone  
Number(s): \_\_\_\_\_

Description of Proposal:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

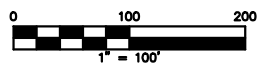
The undersigned, being an adjacent property owner, has read the above notification. I understand I may submit written comment, appear in person at the advertised public hearing, or appear virtually at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments

(For additional space, attach a separate sheet of paper)

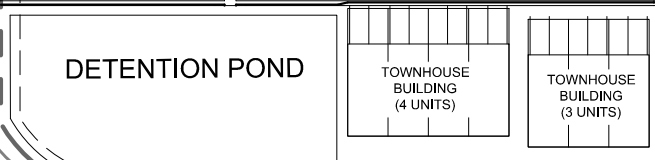
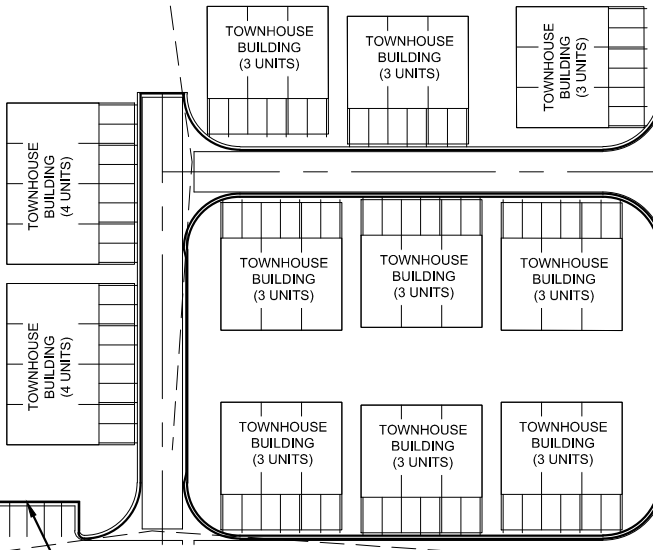
Above are the signatures of the adjacent property owners who won the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

\_\_\_\_\_ date \_\_\_\_\_ date \_\_\_\_\_  
(Signature of Petitioner or Owner) (Signature of Petitioner or Owner)



BRADLEY RD.

LEGACY HILL DR.



RAY O. 5.2

EXISTING & PROPOSED FACILITIES

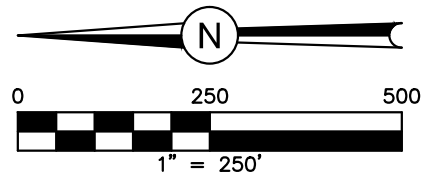
SHEET  
1 OF 2

PROJECT NUMBER:  
0219-06

**DSE** *Dakota Springs Engineering*

31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903  
P: (719) 227-7388  
F: (719) 227-7392

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER



COLA, LLC

SCHULZ PARTNERSHIP, LLLP

FRANK W.  
HOWARD #2, LLLP

SITE

BRADLEY RD.

LEGACY HILL DR.

CPR ENTITLEMENTS, LLC

WATERVIEW COMMERCIAL  
INVESTORS, LLC

POWERS BLVD.

RAY O. 5.2

**DSE** *Dakota Springs  
Engineering*

31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903  
P: (719) 227-7388  
F: (719) 227-7392

VICINITY MAP - ADJACENT PROPERTIES

SHEET  
2 OF 2

PROJECT NUMBER:  
0219-06

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1-800-922-1987  
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