

Notice to Adjacent Property Owners

#1 This letter is being sent to you because CPR Entitlement, LLC 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 Planning and Community Development 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
31 N. Tejon, Suite 500
Colorado Springs, Colorado 80903
P# 719-227-7388

#3 Site address, location, size and zoning:

Waterview East
South of Bradley Road and East of Powers Boulevard.

Legal:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, 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 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:

3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:

5. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
7. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
9. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

Area: 195.25 acres

Zone: Proposed RS-5000 and CS

#4 Location within above parcel for zoning consideration:

Waterview East Additional Commercial Zoning

South of Bradley Road and East of Powers Boulevard. Current Zoning RS-5000;
Proposed Zoning CS; 1.7 acres

Commercial CS Zone Legal:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, 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 1613.76 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 AND A POINT ON A NONTANGENT CURVE TO THE LEFT;

THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.

1. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79', A DELTA ANGLE OF 15°09'41", 730.29' FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;
 2. THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;
- TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:
1. THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;
 2. THENCE S74°20'48"W A DISTANCE OF 159.60 FEET;
 3. THENCE N15°39'12"W A DISTANCE OF 470 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
 4. THENCE N74°20'48"E ALONG SAID SOUTHERLY R.O.W. OF BRADLEY ROAD A DISTANCE OF 159.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 1.7 ACRES, MORE OR LESS.

#5 Request and Justification:

The Waterview East parcel was previously approved by the El Paso County Board of County Commissioners as part of the Waterview Sketch Plan. Waterview East is a proposed mixed use development on 195.25 acres; the proposal is for 865 single family lots on 166.91 acres with 28.34 acres of commercial development. The recently approved mix was 168.61 acres of residential and 26.64 acres of commercial. This letter serves as a notice of request for the Board of County Commissioners to consider the Waterview Sketch Plan Amendment including a rezone of 1.7 acres from RS-5000 to CS in order to provide better access to the commercial property.

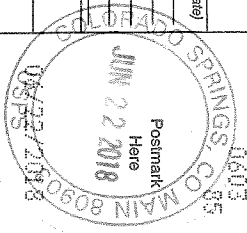
Springs at Waterview

Property Owner	Tax Schedule #	Zoning	Location Address	Mailing Address	Subdivision
MARKSHEFFEL-WOODMEN INVESTMENTS L	5500000374		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
CASE LINDSAY J	5500000388		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
MARKSHEFFEL-WOODMEN INVEST LLC	5500000389		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED
COLORADO SPRINGS CITY OF	5500000220		9-15-65	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575	UN-PLATTED
BLH NO 4 LLC	5500000399		FONTAINE BLVD	111 S TEJON ST STE 222 COLORADO SPRINGS CO 80903-2246	UN-PLATTED
STATE OF COLORADO C/O DIVISION OF PURCHASING	5500000015		9-15-65	633 17TH ST STE 1520 DENVER CO 80202-3609	W2 SEC 16-15-65
BLUME EUGENIA M & BASIL E TRUST TIMM JUDY R RANKIN HOLDINGS LP	5500000334		8-15-65	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO 80906-3800	UN-PLATTED
CYGNET LAND LLC	5500000305	AG	7-15-65	630 SOUTHPOINTE CT STE 200 Co.Spr., Co. 80906	UN-PLATTED
CYGNET LAND LLC	5507200002	AG	7-15-65	630 SOUTHPOINTE CT STE 200 Co.Spr., Co. 80906	UN-PLATTED
COLORADO CENTRE METRO DISTRICT	5509101001		BRADLEY RD	4770 HORIZONVIEW DR COLORADO SPRINGS CO 80925-1053	LOT 4 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS
MARKSHEFFEL-WOODMEN INVEST LLC	5500000392		9-15-65	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818	UN-PLATTED

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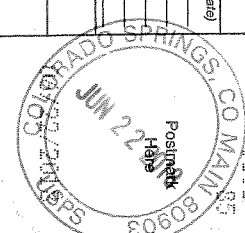


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 COLLEEN ADD CENTRE HENCO DIST.
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 4710 HORRIS ON VIEW DR
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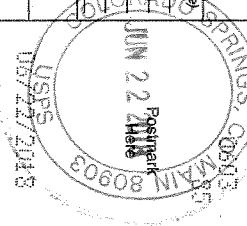


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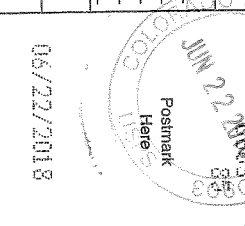


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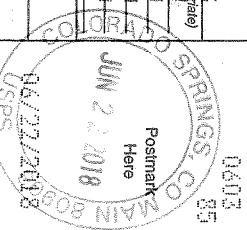


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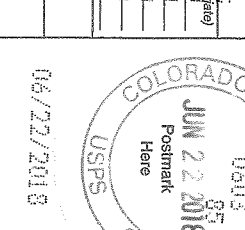


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