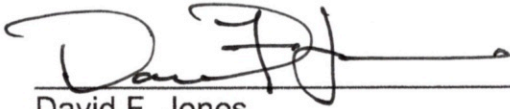


CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT

RE: Notice to Adjoining Property Owners – Eagle Rising Preliminary Plan
Reinstatement Application

I, David F. Jones, certify that on the 13th day of August, 2020, a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the attached individuals and business:


David F. Jones

August 13, 2020

Attached:

- Adjoining Owners List
- Letter to Adjoining Owners Including;
 - Letter of Intent
 - Preliminary Plan
- Certified Mailing Receipts

ADJOINING PROPERTY OWNERS NOTIFIATION
EAGLE RISING PRELIMINARY PLAN REINSTATEMENT APPLICATION
August 10, 2020

1. Thomas & Olivia Fugler, 7315 Baker Rd, Colo Spgs, CO 80908-6321
2. Jeffrey & Paula Amsden, 10320 Kurie Rd, Colo Spg, CO 80908-4316
3. David & Beverly Padgett, 10235 Kurie Rd, Colo Spgs, CO 80908-4316
4. Veronin Family Trust, 7515 Chirgiton Rd, Colo Spgs, CO 80908-4301
5. Dean & Kara Parker, 7750 Poco Rd, Colo Spgs, CO 80908-4731
6. Stephanie Burnett & Meghan Quinn, 9615 Tutt Blvd, Colo Spgs, CO 80924
7. Joseph & Abigail Rogers, 9179 Selkirk Pl, Colo Spgs, CO 80924-2071
8. John & Christine Christiansen, 8963 Royal Melbourne Cir, Peyton, CO 80831-4048
9. Kameron Korte & Paul Geering, 4358 Acacia Ave, Bonita, CA 91902-2534
10. T-Bolt Properties, LLC, 1425 Valley St E, Colo Spgs, CO 80915
11. Mark & Rebecca Strub, 9728 Kilniver Ct, Colo Spgs, CO 80908-4785
12. Highland Park Neighborhood Association, 3578 Hartsel Dr E, #324, Colo Spgs, CO 80920-2103
13. HPA Borrower 2016-1 LLC, 180 N Stetson Ave, #3650, Chicago, IL 60601-6709
14. Nicholas & Carleen Qualantone, 9728 Loch Linneh Pl, Colo Spgs, CO 80908-4780
15. Kumar & Prafulla Nandhip, 7215 Eagle Wing Dr, Colo Sprgs, CO 80908-2700
16. Song Do, 3003 N Blair Ave, Royal Oak, MI, 48073-3559
17. Robert & Janet Koller, 7090 Eagle Wing Dr, Colo Spgs, CO 80908-4799
18. Eagles Crest Living Trust, 10095 Black Forest Rd, Colo Spgs, CO 80908-2600

August 13, 2020

RE: NOTIFICATION TO ADJOINING LAND OWNER – EAGLE RISING PRELIMINARY PLAN
REINSTATEMENT APPLICATION

Dear Adjoining Land Owner:

In September of 2013 the El Paso County Board of County Commissioners approved a zone change (RR2.5 – 2.5 ac min. lot size) and a Preliminary Plan application for the proposed Eagle Rising subdivision which adjoins your property. While the property's RR2.5 zoning remains in effect, the Preliminary Plan expired in September of 2015.

The developer of the proposed Eagle Rising subdivision, MyPad Inc., Steven J. Jacobs Jr., President, is currently making application to the El Paso County Planning and Community Development Department for a reinstatement of the previously approved Preliminary Plan. Approval of this request by the El Paso County Board of County Commissioners would allow for the future development of 17 single family residential lots at a minimum lot size of 2.5 acres and approximately 12.37 acres of open space. No change to the previously approved Preliminary Plan is currently being proposed.

The proposed 70.79 acre subdivision is located in a portion of Section 29, T11S, R65W of the 6th PM. More specifically, the property is located south of Park Forest Estates Subdivision, east of the Eagle Wing subdivision and north and west of the Highland Park subdivision (see Vicinity Map attached). Vehicular access to the northern portion of the site will be provided from Kurie Road, a 60' ROW gravel County rural residential roadway and to the southerly portion of the site from Eagle Wing Drive, a 60' ROW asphalt surfaced County rural residential roadway.

I have enclosed a copy of the previously approved Preliminary Plan illustrating the general layout of the subdivision lots and roadways.

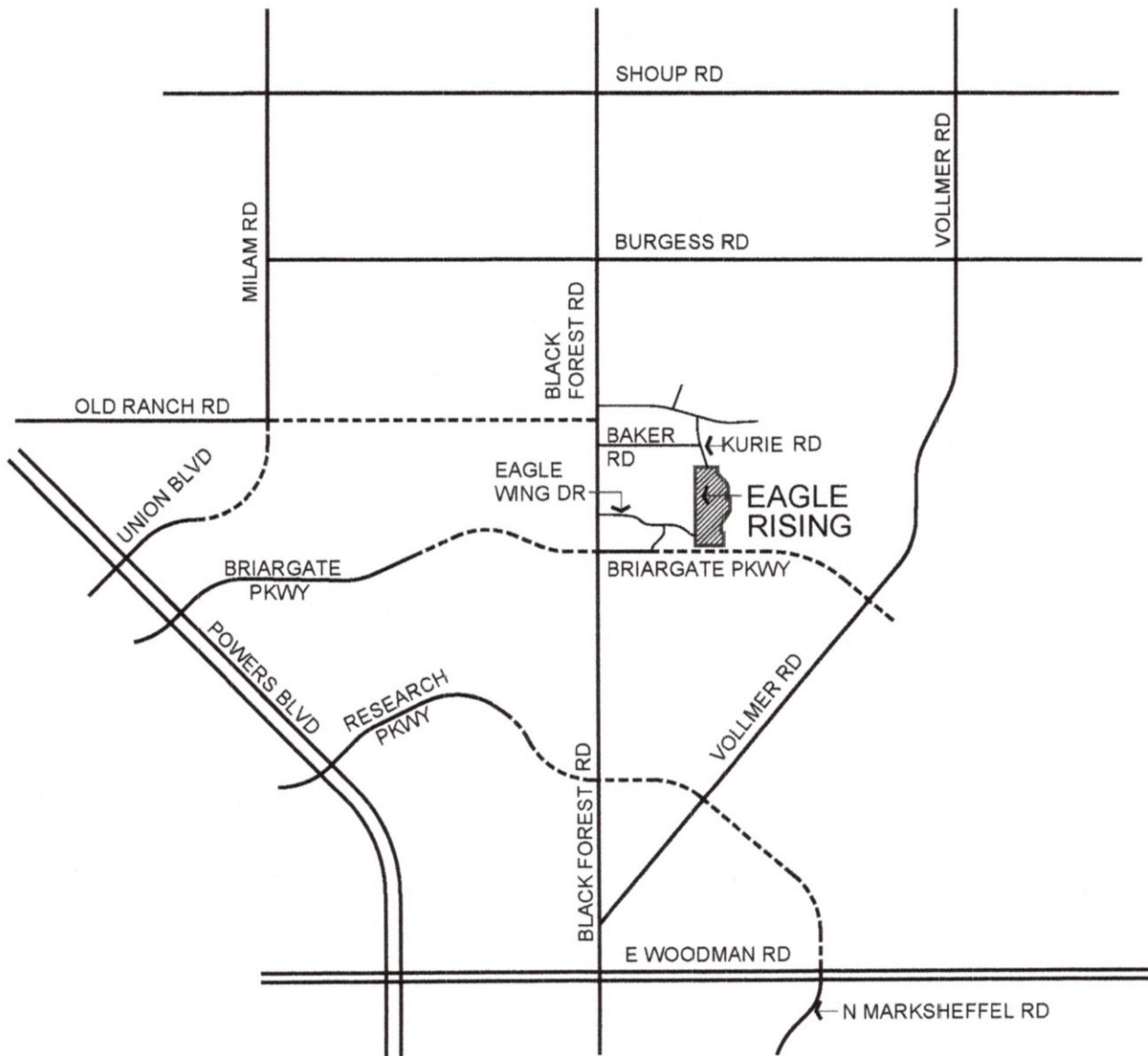
Existing improvements within the subdivision include 2 single family residential homes, a detached garage, gravel driveways and a metal barn. The existing improvements will remain and are included within the proposed 17 lots. Proposed improvements within the parcel include gravel surfaced roadways, open space & drainage improvements and underground utility services including electric, natural gas and telephone/communication network. Grading and earth moving activities will be limited to roadway, drainage and utility installation areas.

Water will be provided either by individual on site wells or a central water distribution system. The applicant has requested a waiver to defer the decision as to the final water provider until the Final Plat stage of the subdivision. Wastewater will be treated by individual onsite septic systems. The open space will be owned and maintained by the property owners association.

You may appear in person at the Board of County Commissioner's public hearing regarding this application or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Department, 2880 International Circle, Colorado Springs, CO 80910 attn: Nina Ruiz. The date, time and location of future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Department at 719.520.6300. Should you have any questions regarding this application, you are welcome to contact either Nina Ruiz at 719.520.6313 or my office.

Best regards,

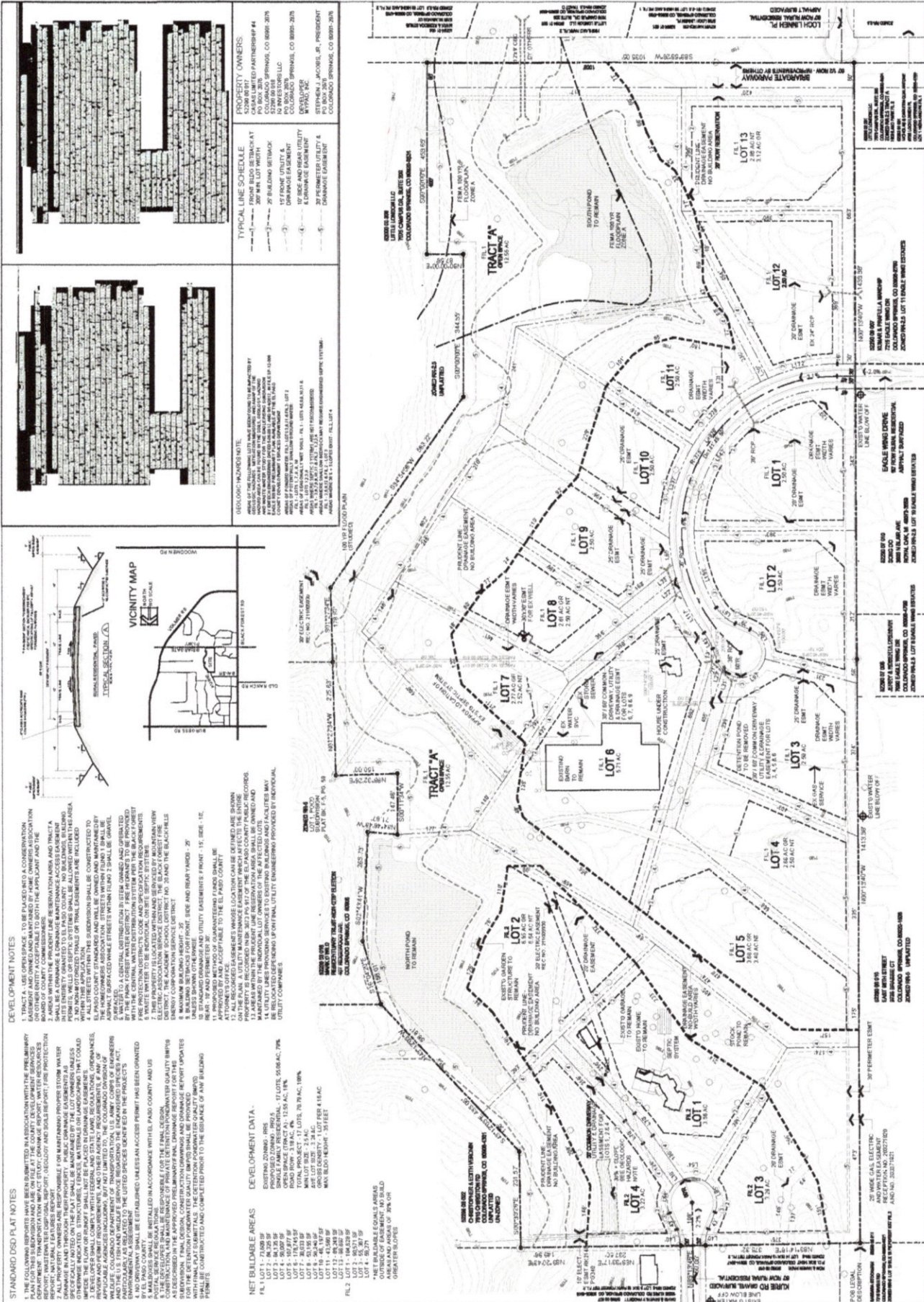
David F. Jones
LAND RESOURCE ASSOCIATES
719 660 1184 chipita1@comcast.net



VICINITY MAP



NORTH
NO SCALE



STANDARD DSD PLAT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN:

- ENVIRONMENTAL IMPACT STUDY
- TRANSPORTATION IMPACT STUDY
- SOILS REPORT
- WATER RESOURCES REPORT
- WATER SUPPLY REPORT
- WATER QUALITY REPORT
- WATER TREATMENT REPORT
- WATER DISTRIBUTION REPORT
- WATER COLLECTION REPORT
- WATER TREATMENT REPORT
- WATER DISTRIBUTION REPORT
- WATER COLLECTION REPORT

DEVELOPMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN:

- ENVIRONMENTAL IMPACT STUDY
- TRANSPORTATION IMPACT STUDY
- SOILS REPORT
- WATER RESOURCES REPORT
- WATER SUPPLY REPORT
- WATER QUALITY REPORT
- WATER TREATMENT REPORT
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- WATER COLLECTION REPORT

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Sent **ROBERT & JANET KOLLER**
7090 EAGLE WING DR,
COLORADO SPRINGS, CO 80908

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Sent **SONG DO**
3003 N BLAIR AVE
ROYAL OAK, MI 48073

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Sent **KUMAR & PRAFULLA NANDHIP**
7215 EAGLE WING DR
COLORADO SPRINGS, CO 80908

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Sent **NICHOLAS QUALANTONE**
CARLEEN QUALANTONE
9728 LOCK LINNEH PL
COLORADO SPRINGS, CO 80908

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Sent To **HPA BORROWER2016-1 LLC**
180 N. STETSON AVE #3650
CHICAGO, IL 60601

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NEIGHBORHOOD ASSOC.
3578 HARTSEL DR. E #324
COLORADO SPRINGS, CO 80920**

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**MARK & REBECCA STRUB
9738 KILNINVER CT
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1425 VALLEY ST E
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To: **KAMERON KORTE
PAUL GEERING
4358 ACACIA AVE
BONITA, CA 91902**

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**CHRISTINE CHRISTIANSEN
JOHN CHRISTIANSEN
8963 ROYAL MELBOURNE CIR
PEYTON, CO 80831**

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**JOSEPH & ABIGAIL ROGERS
9179 SELKIRK PL
COLORADO SPRINGS, CO 80924**

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COLORADO SPRINGS, CO 80908

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10235 KURIE RD
COLORADO SPRINGS, CO 80908

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10320 KURIE RD
COLORADO SPRINGS, CO 80908

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