

Notice to Adjacent Property Owners

This letter is being sent to you because Eagle Forest Development, LLC is proposing a Final Plat for the Eagle Forest Planned Unit Development in El Paso County at the location referenced in item #2 and the Vicinity Map below. 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 #1. 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 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.

1. For questions specific to this project, please contact:

Kevin Bristow
Eagle Forest Development, Inc.
4920 Northpark Loop
Colorado Springs, CO 80918
kevin@kevinbristow.com

Please provide the second half of notices. Twelve owners are identified and only six of the certified return receipts are provided and duplicated. It appears that they may have been scanned in and the second page of return receipts never made it into the document while the first page was duplicated.

2. Site address, location, size and zoning:

- The proposed Eagle Forest Planned Unit Development (PUD) is located on Shoup Road, approximately ½ mile east from the intersection of Black Forest Road and Shoup Road. Assessor Schedule #: 5208000071 (See Vicinity Map below)
- Current Zoning is PUD

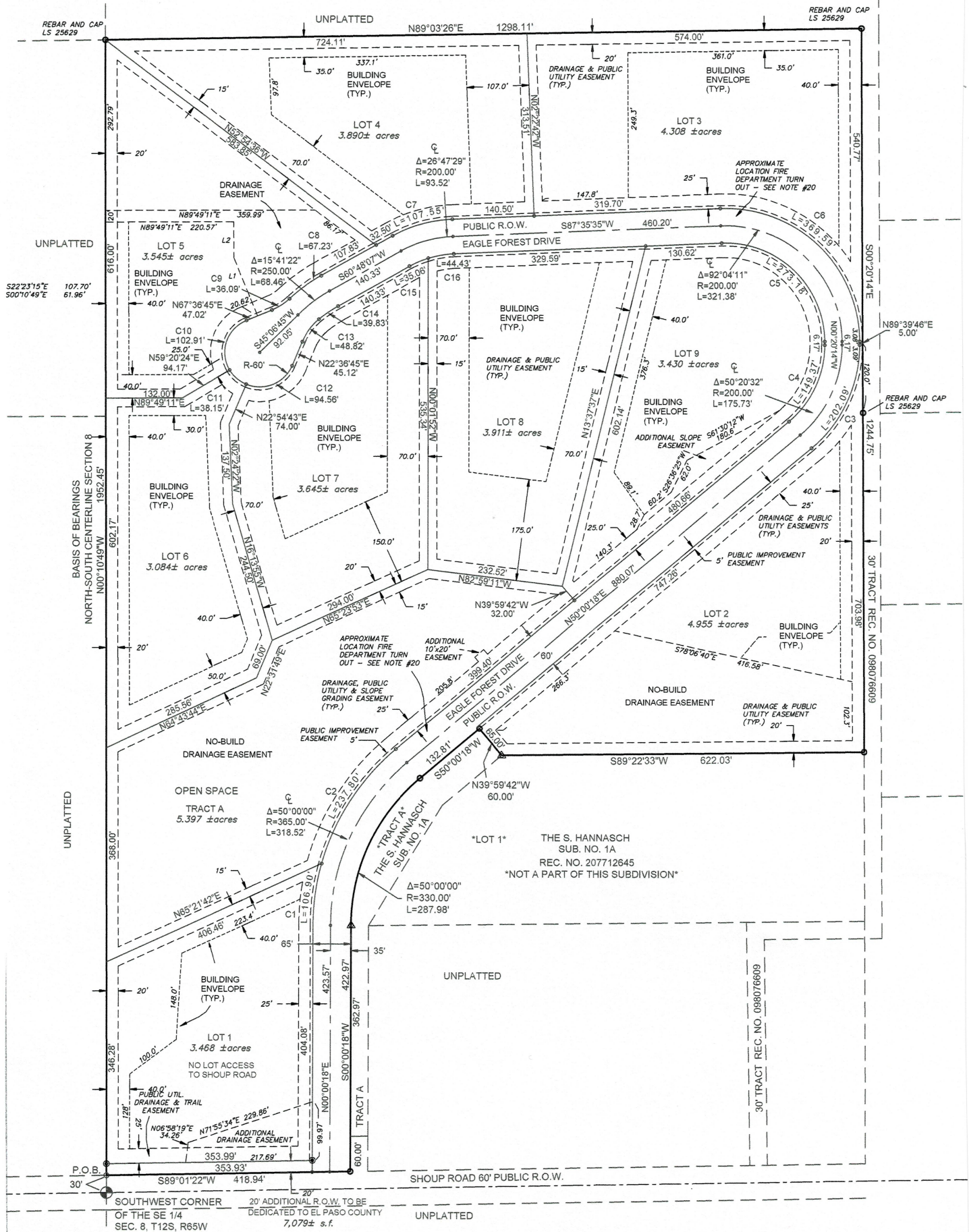
3. The Request:

The applicant is requesting a Final Plat (see attached sheet) for a PUD for 9 lots. The development is currently going through an approval process for a Preliminary Plan and PUD. Eagle Forest PUD has been through previous El Paso County approval processes and received approvals for the PUD plan in 2007 and 2013. No substantive revisions of the PUD originally approved in 2007 and again approved in 2013 are requested. The proposal complies with all applicable El Paso County regulations and standards except for two minor road design variations. A large open space area will protect Burgess Creek and its adjacent banks. Building envelopes on each lot will provide additional “no-build” areas creating open space. Construction of any kind will require prior approval of the Architectural Control Committee of the Eagle Forest HOA.

Vicinity Map



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



Joshua Moore
16190 Forest Light Drive
Colorado Springs, CO 80908-
2072

Kevin Bristow
Eagle Forest Development, Inc.
4920 Northpark Loop
Colorado Springs, CO 80918

Thomas Simard
PO Box 62562
Colorado Springs, CO 80962-
2562

Craig McDermott
12930 Herring Road
Colorado Springs, CO 80908

Brian West
12920 Woodlake Road
Elbert, CO 80106

Linda Werner Revocable Trust
7145 Brentwood Drive
Colorado Springs, CO 80908

Bisson Family Revocable Living
Trust
7270 Shoup Road
Colorado Springs, CO 80908

Richard Stockwell
7245 Shoup Road
Colorado Springs, CO 80908

John Lewis
7345 Shoup Road
Colorado Springs, CO 80908

Stanley Brown
7450 Shoup Road
Colorado Springs, CO 80908

Dale W. Gardner Living Trust
12680 Herring Road
Colorado Springs, CO 80908

Riley Keyan
12760 Herring Road Colorado
Springs, CO 80908

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Brian West
12920 Woodlake Road
Elbert, CO 80106

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Joshua Moore
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Thomas Simard
PO Box 62562
Colorado Springs, CO 80962-2562

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Linda Werner Revocable Trust
7145 Brentwood Drive
Colorado Springs, CO 80908

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Craig McDermott
12930 Herring Road
Colorado Springs, CO 80908

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