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Total Postage and Fees	\$5.02

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Dubois Family Trust
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.02

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Sent To
Thomas & Rebecca Harris
Street and Apt. No., or PO Box No.
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Colorado Springs, CO 80908
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Certified Mail Fee	\$4.15
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.02

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Sent To
Donald & Pamela Taylor
Street and Apt. No., or PO Box No.
10810 Hot Creek Pl.
City, State, ZIP+4®
Colorado Springs, CO 80908

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.02

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Sent To
Seclusion Development LLC
Street and Apt. No., or PO Box No.
9540 Federal Dr. Ste. 100
City, State, ZIP+4®
Colorado Springs, CO 80921

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$4.78

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18
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Sent To
Matthew & Joy Russell
Street and Apt. No., or PO Box No.
11810 Goodson Rd
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Colorado Springs, CO 80908
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.02

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Steven & Anita Smith
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12085 Sylvan Meadows
City, State, ZIP+4®
Colorado Springs, CO 80908

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7021 0350 0001 6504 5155

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$5.02	

Sent To
Lauren Holt
Street and Apt. No., or PO Box No.
4909 Cherry Springs Dr.
City, State, ZIP+4®
Colorado Springs, CO 80908

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Certified Mail Fee	\$4.15	\$0.00
Extra Services & Fees (check box, add fee)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$5.02	

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Mark & Helene Trudell
Street and Apt. No., or PO Box No.
10880 Hot Creek Pl
City, State, ZIP+4®
Colorado Springs, CO 80908



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3655 E FOUNTAIN BLVD STE 106
COLORADO SPRINGS, CO 80910-9998
(800)275-8777

Product	Qty	Unit Price	Price
04/12/2023			12:17 PM
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80923			
Weight: 0 lb 1.50 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045247
Total			\$5.02
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 1.60 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045155
Total			\$5.02
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 1.50 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045162
Total			\$5.02
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 1.50 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045179
Total			\$5.02
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 1.50 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045186
Total			\$5.02
First-Class Mail®	1		\$0.87
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 1.50 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15
Tracking #:			70210350000165045193
Total			\$5.02
First-Class Mail®	1		\$0.63
Letter			
Colorado Springs, CO 80908			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			Fri 04/14/2023
Certified Mail®			\$4.15

First-Class Mail®	1	\$0.63
Letter		
Colorado Springs, CO 80908		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		Fri 04/14/2023
Certified Mail®		\$4.15
Tracking #:		70210350000165045209
Total		\$4.78
First-Class Mail®	1	\$0.87
Letter		
Colorado Springs, CO 80921		
Weight: 0 lb 1.50 oz		
Estimated Delivery Date		Fri 04/14/2023
Certified Mail®		\$4.15
Tracking #:		70210350000165045216
Total		\$5.02

Grand Total:	\$39.92
Debit Card Remitted	\$39.92
Card Name: MasterCard	
Account #: XXXXXXXXXXXX4852	
Approval #: 113123	
Transaction #: 899	
Receipt #: 044157	
Debit Card Purchase: \$39.92	
AID: A0000000042203	Chip
AL: Debit	
PIN: Verified	US DEBIT

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Clerk: 18

Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

Job No. 192027

April 11, 2023

Drew Makings
9630 Arroya Lane
Colorado Springs, CO 80908

Re: 12172 Goodson Road
El Paso County, Colorado
PCD File No. MS233

Dear Mr. Makings:

Below is the Letter of Intent for your minor subdivision.

EL PASO COUNTY

LETTER OF INTENT FOR: 38.83 ACRES
GUNNERS RIDGE MINOR SUBDIVISION
PCD File No. MS233

April 11, 2023

Owner/Applicant: Drew Makings
9630 Arroya Lane
Colorado Springs, CO 80908
719-482-6050

Engineer: RMG Engineers and Architect
David G. Walker, PE
2910 Austin Bluffs Parkway, Suite 100
Colorado Springs, CO 80918
719-548-0600

El Paso County Planner Meggan Herington, Executive Director
2889 International Circle
Suite 110
Colorado Springs, CO 80918
719-520-6300

PROJECT LOCATION/DESCRIPTION

The 38.83 acre Gunners Ridge Minor Subdivision is located in El Paso County at 12172 Goodson Road. The Parcel number is 5214000014. The parcel is zoned RR-5 Residential Rural and is currently vacant. The parcel is a Portion of the Northeast Quarter of Section 14, Township 12 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The parcel is not in a Flood Zone according to Map 08041C0320G eff. Date 12/7/2017.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION

The underdeveloped size of this lot is 38.83 acres +/-.

The proposed subdivided lot acreage is:

Lot #1 will be 23.0530 acres +/-

Lot #2 will be 5.0168 acres +/-

Lot #3 will be 5.0156 acres +/-

Lot #4 will be 5.0116 acres +/-

EXISTING AND PROPOSED IMPROVEMENTS

There will be no public infrastructure to serve the new lots.

Lot #1 shall have a driveway access off Goodson Road. Lots #2, #3, and #4 will have a shared driveway off Goodson Road.

Each lot will have a private well. An augmentation plan is in review with the Division of Water Resources at this time. The plan shows that there is adequate water under the current lot to feed these proposed lots.

Each lot will have an On-Site Wastewater Treatment System.

There are no drainage improvements planned for the property. The proposed lots are not anticipated to produce any adverse stormwater impacts to the development or surrounding properties.

UTILITIES

Electric power will be provided by Mountain View Electrical Association per their commitment letter dated January 30, 2023. Black Hills Energy has a commitment letter dated February 4, 2023. These letters has been submitted with the subdivision packet.

TRAFFIC GENERATION

There is no need for a Transportation Impact Study according to ECM Appendix B. 1.2 D. because this minor subdivision is below the limits stated in this section.

SOILS

A soils and geology report has been provided for the site and has been submitted with the Final Plat.

WAIVER REQUEST

There are no Waiver Request or Special Request.

OVERLAY ZONING

There no Overlay Zoning requirements for this parcel.

GENERAL DISCUSSION

This minor subdivision application is following the criteria of the County in the processing and approving the division of land. It also is following the purpose of promoting health, safety, convenience and welfare of the general public. The Final Plat will be consistent with the associated zoning district standards. The utilities will include an on site well with an On-site waste treatment system, gas and electricity will be provided to each lot. An Augmentation Plan from the state has been approved (Replacement Plan No. 463-RP) There are no public improvement so there will be no phasing. There are no constraints, hazards, and potentially sensitive natural or physical feature with in this area.

Any payment of the County Road Impact Fee will be made at time of Building Permit Application.

There is no public improvements including on-site or off-site of this site. There will be a private improvement of a common driveway with the ownership and maintenance agreement between the lots concerned.

There are no waiver request(s) with this application.

There are no deviations from the County's Engineering Design Standards.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group

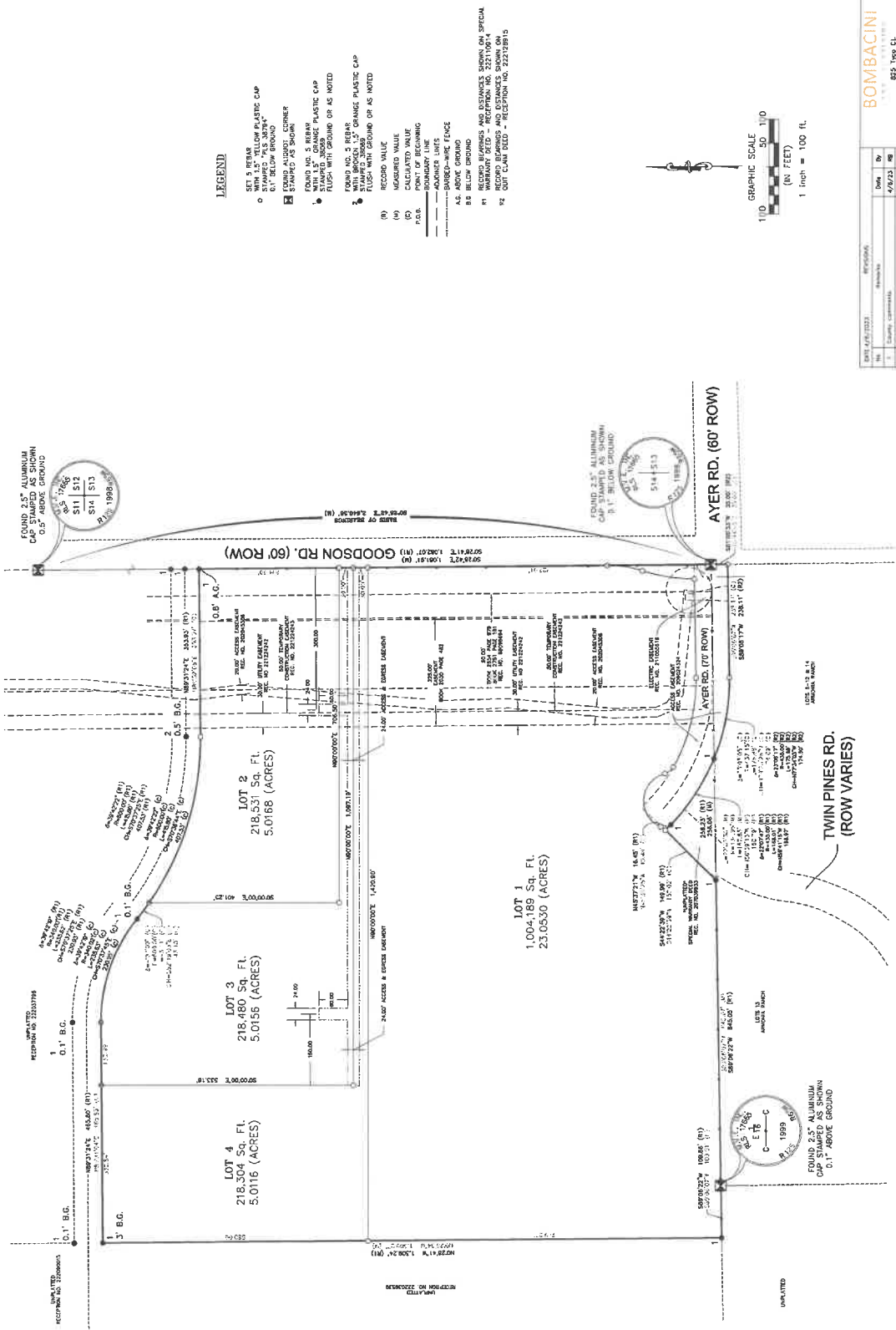
A handwritten signature in blue ink that reads "D Walker". The signature is written in a cursive, flowing style.

David Walker, P.E.
Sr. Civil Project Manager

FINAL PLAT

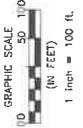
GUNNERS RIDGE

PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- SET 5 REBAR
- WITH 1.5" YELLOW PLASTIC CAP
- 0.1' BELOW GROUND
- STAKES AS SHOWN
- STAKES AS SHOWN
- WITH 1.5" ORANGE PLASTIC CAP
- FLUSH WITH GROUND OR AS NOTED
- WITH 1.5" ORANGE PLASTIC CAP
- FLUSH WITH GROUND OR AS NOTED
- WITH 1.5" ORANGE PLASTIC CAP
- FLUSH WITH GROUND OR AS NOTED
- MEASURED VALUE
- CALCULATED VALUE
- POINT OF BEGINNING
- ADJACENT LINES
- BARBED-WIRE FENCE
- AS ABOVE GROUND
- AS BELOW GROUND
- NO CHANGES SHOWN ON OFFICIAL
- WARRANT DEED - REGISTRATION NO. 20211004
- RECORD BEARING AND DISTANCE SHOWN ON
- DEED - REGISTRATION NO. 20211004
- DEED - REGISTRATION NO. 20211004



NO.	DATE	DESCRIPTION	BY
1	4/1/23	PREPARED	MB

PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
SCALE 1" = 100'

PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
SCALE 1" = 100'

PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
SCALE 1" = 100'

PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
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PROJECT NO. 02311
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DATE 08/23/23
DRAWN BY MB
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SCALE 1" = 100'

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DATE 08/23/23
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SCALE 1" = 100'

PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
SCALE 1" = 100'

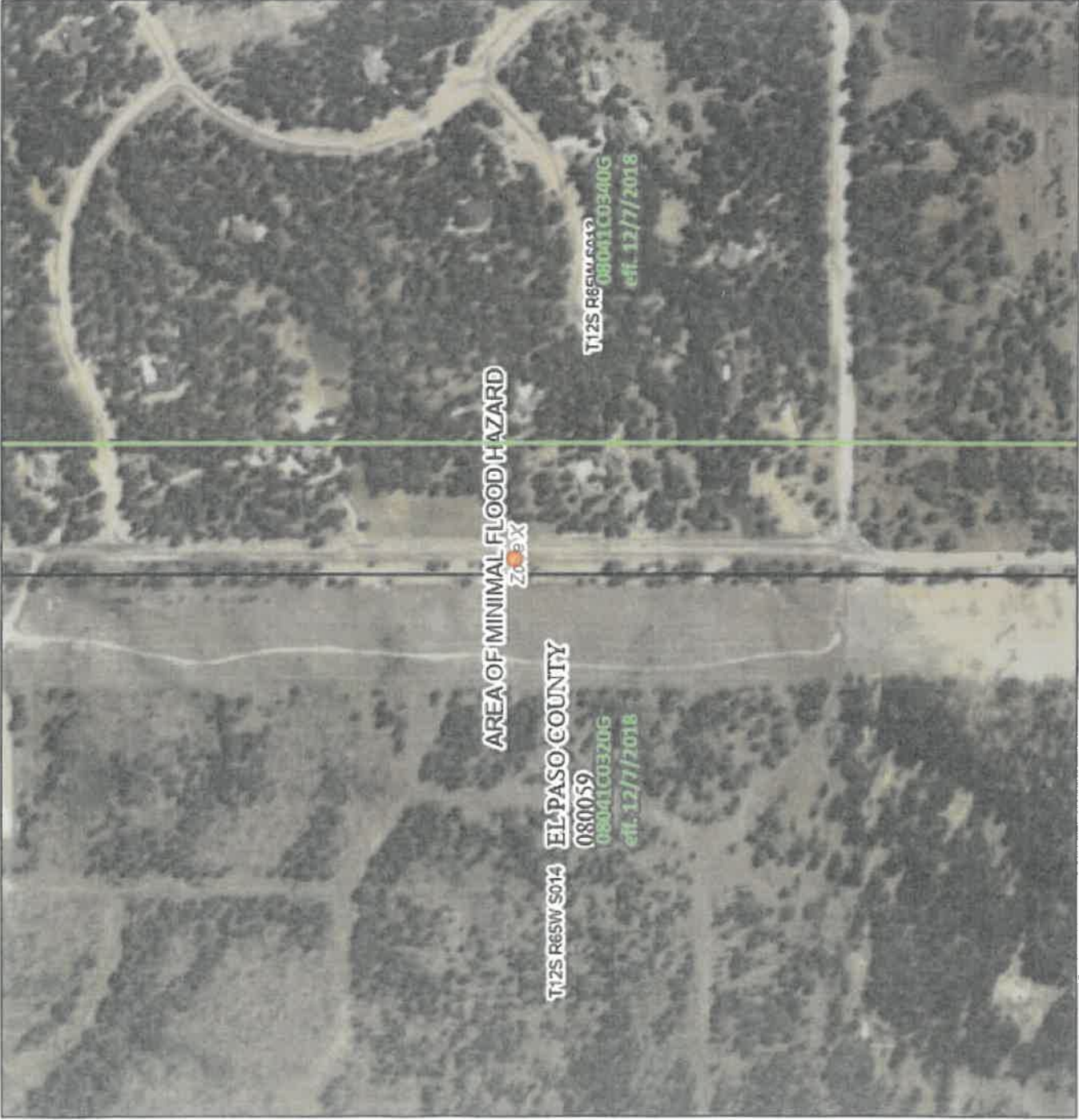
PROJECT NO. 02311
CHECKED BY
DATE 08/23/23
DRAWN BY MB
SCALE 1" = 100'

National Flood Hazard Layer FIRMette



104°37'53"W 39°0'43"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AS5
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/21/2023 at 11:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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