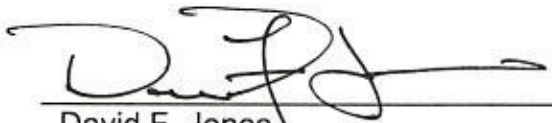


CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Eagle Rising Subdivision, Filing No. 1, Final Plat Application

I, David F. Jones, certify that on the 7th day of July, 2022 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 following individuals and business:



David F. Jones

July 7, 2022

1. IQ Investors LLC, 5390 N Academy Blvd #300, Colo Spgs, CO 80918
2. Nandhip & Prafulla Kumar, 7215 Eagle Wing Dr, Colo Spgs, CO 80908-2700
3. Do Song, 3003 N. Blaire Ave, Royal Oak, MI. 48073-3559
4. Robert & Janet Koller, 7090 Eagle Wing Dr, Colo Spgs, CO 80908-4799
5. Eagles Crest Living Trust, 10095 Black Forest Rd, Colo Spgs, CO 80908-2600
6. Olivia & Thomas Fugler, 7315 Baker Rd, Colo Spgs, CO 80908-6321
7. Jeffrey & Paula Amsden, 10320 Kurie Rd, Colo Spgs, CO 80908-4316
8. David & Beverly Padgett, 10235 Kurie Rd, Colo Spgs, CO 90908-4316

July 6, 2022

RE: NOTIFICATION TO ADJOINING LAND OWNER – EAGLE RISING SUBDIVISION, FILING NO. 1,
FINAL PLAT APPLICATION APPROVAL

Dear Adjoining Land Owner:

MyPad, Inc., the developer of the below described property, is currently making application to the El Paso County Planning and Community Development Department for approval of a Final Plat for the Eagle Rising subdivision, Filing No. 1.

Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 8 single family residential lots at a minimum lot size of 2.50 acres and one 5.164 acre tract to be held for future single family residential development.

The proposed 35.3 acre subdivision is located in portions of the NE1/4 and the SE1/4 of Sec 29, T12S, R65W of the 6th PM. The El Paso County Assessor's number for the parcel is 5229000034. More specifically, the property is located south of the Park Forest Estates Fil No. 2 subdivision and east of the Eagle Wing Estates subdivision.

Vehicular access to the subdivision will be provided from the north by Kurie Rd and from the south by Eagle Wing Drive. All proposed roadways will be gravel surfaced, privately owned and maintained, rural residential roadways. I have enclosed a copy of a portion of the proposed plat illustrating the general layout of the subdivision and a project vicinity map.

The subdivision is currently zoned RR2.5 with a County approved Preliminary Plan.

Two single family residences exist on the site (lots 4 & 8) along with a metal barn (lot 4). Much of the subdivision's utility infrastructure, including water, electric and natural gas, exists. Proposed improvements within the parcel include completion of HOA owned and maintained gravel surfaced roadways.

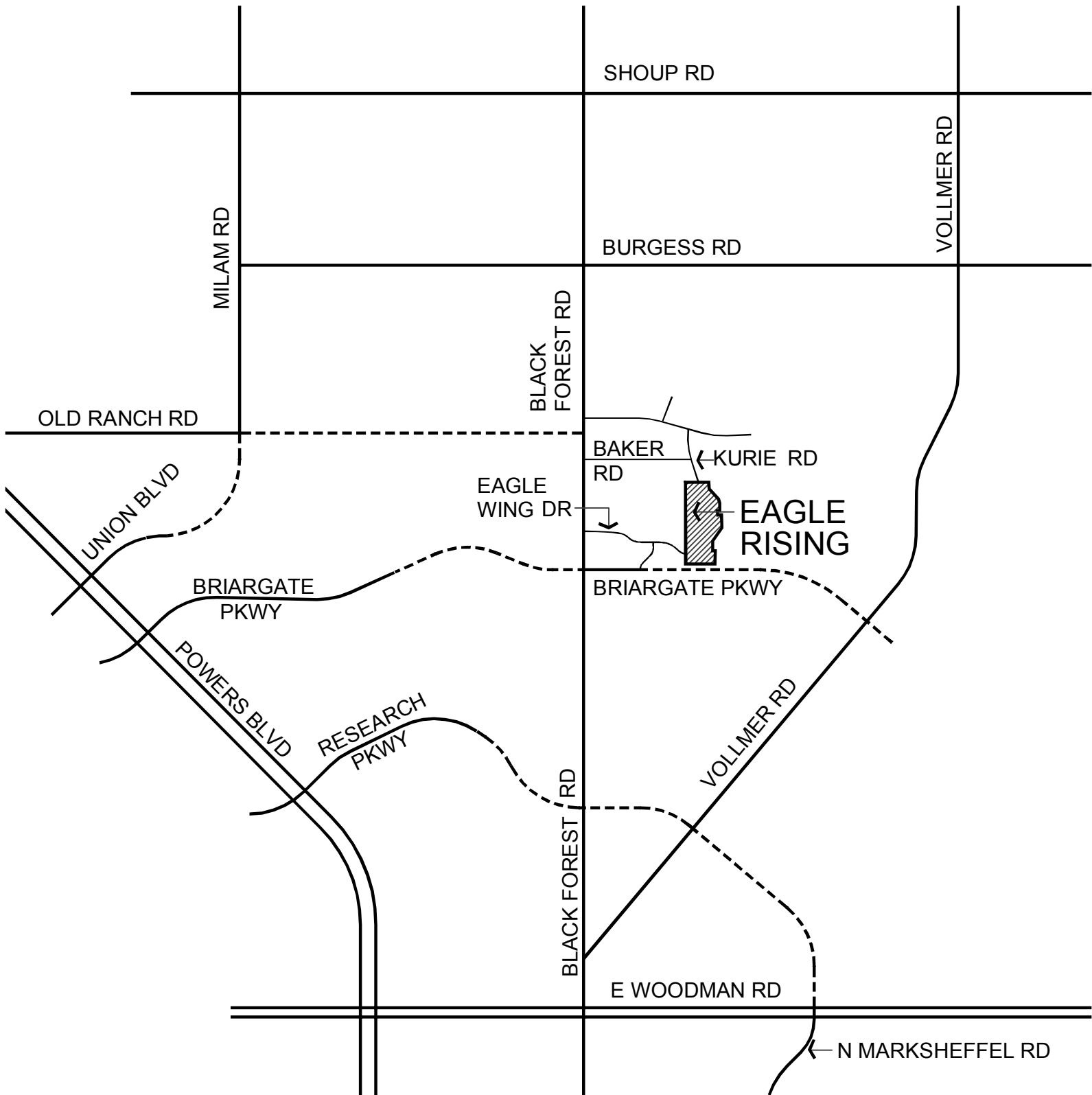
Water will be provided via the Park Forest Water District's central water system. Waste water will be treated on site via individual onsite septic systems.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding this request 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 Dept., 2880 International Cir., Colorado Springs, CO 80910. When available, 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 Dept. at 719.520.6300.

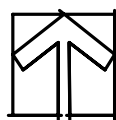
Should you have any questions regarding this application, you are welcome to contact either my office or the El Paso County Planning and Community Development Dept. at 719.520.6300.

Sincerely,

David F. Jones
LAND RESOURCE ASSOCIATES
719.660.1184
chipita1@comcast.net



VICINITY MAP



NORTH
NO SCALE

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

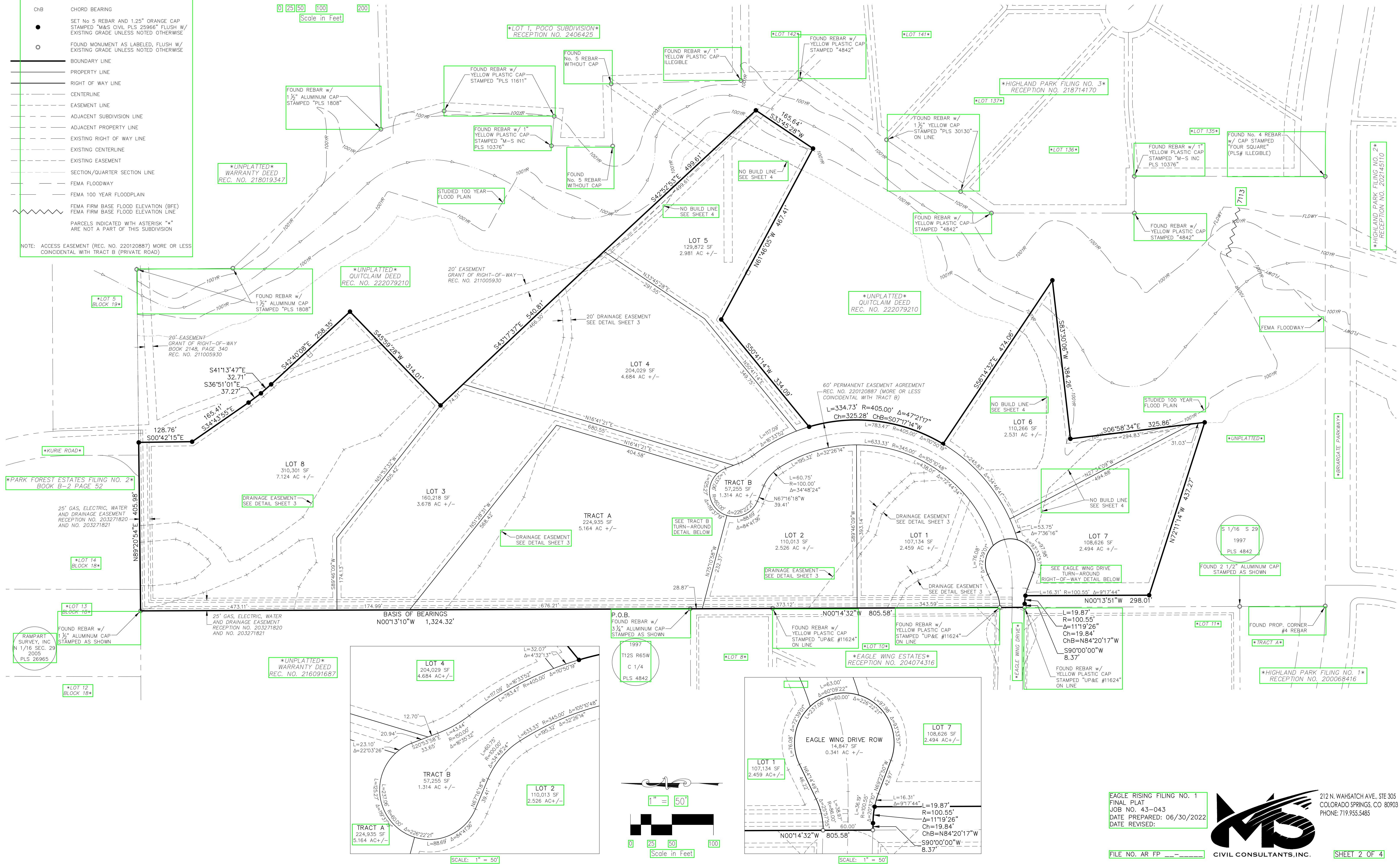
SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET 5' W 5' BAR AND 1.25" ORANGE CAP STAINED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—————	BOUNDARY LINE
—————	PROPERTY LINE
—————	RIGHT OF WAY LINE
- - - - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	ADJACENT SUBDIVISION LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EXISTING RIGHT OF WAY LINE
- - - - -	EXISTING CENTERLINE
- - - - -	EXISTING EASEMENT
- - - - -	SECTION/QUARTER SECTION LINE
——— ———	FEMA FLOODWAY
——— ———	FEMA 100 YEAR FLOODPLAIN
=====	FEMA FIRM BASE FLOOD ELEVATION (BFE)
=====	FEMA FIRM BASE FLOOD ELEVATION LINE
=====	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS
COINCIDENTAL WITH TRACT B (PRIVATE ROAD)

1" = 100'

0 25 50 100

Scale in Feet



EAGLE RISING FILING NO. 1
FINAL PLAT
JOB NO. 43-043
DATE PREPARED: 06/30/2022
DATE REVISED:

FILE NO. AR FP ____-____



12 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 2 OF 4

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Sent 7315 BAKER RD
City: COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions

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To: ROBERT AND JANET KOLLER
Sent 7090 EAGLE WING DR
City: COLORADO SPRINGS, CO 80908

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To: EAGLES CREST LIVING
Sent 10095 BLACK FOREST RD
City: COLORADO SPRINGS, CO 80908

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To: JEFFREY AND PAULA AMSDEN
Sent 10320 KURIE RD
City: COLORADO SPRINGS, CO 80908

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To: DAVID AND BEVERLY KURIE
Sent 10235 KURIE RD
City: COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions

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IQ INVESTORS, LLC
5390 N. ACADEMY BLVD #300
COLORADO SPRINGS, CO 80918

7020 0640 0001 8509 7753

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NANDHIP AND PRARULLA KUMAR
Sent 7215 EAGLE WING DR
Street COLORADO SPRINGS, CO 80908
City?

7020 0640 0001 8509 7760