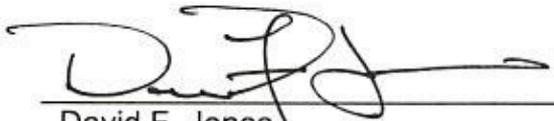


**CERTIFICATE OF MAILING**

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 7<sup>th</sup> 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 6<sup>th</sup> 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.

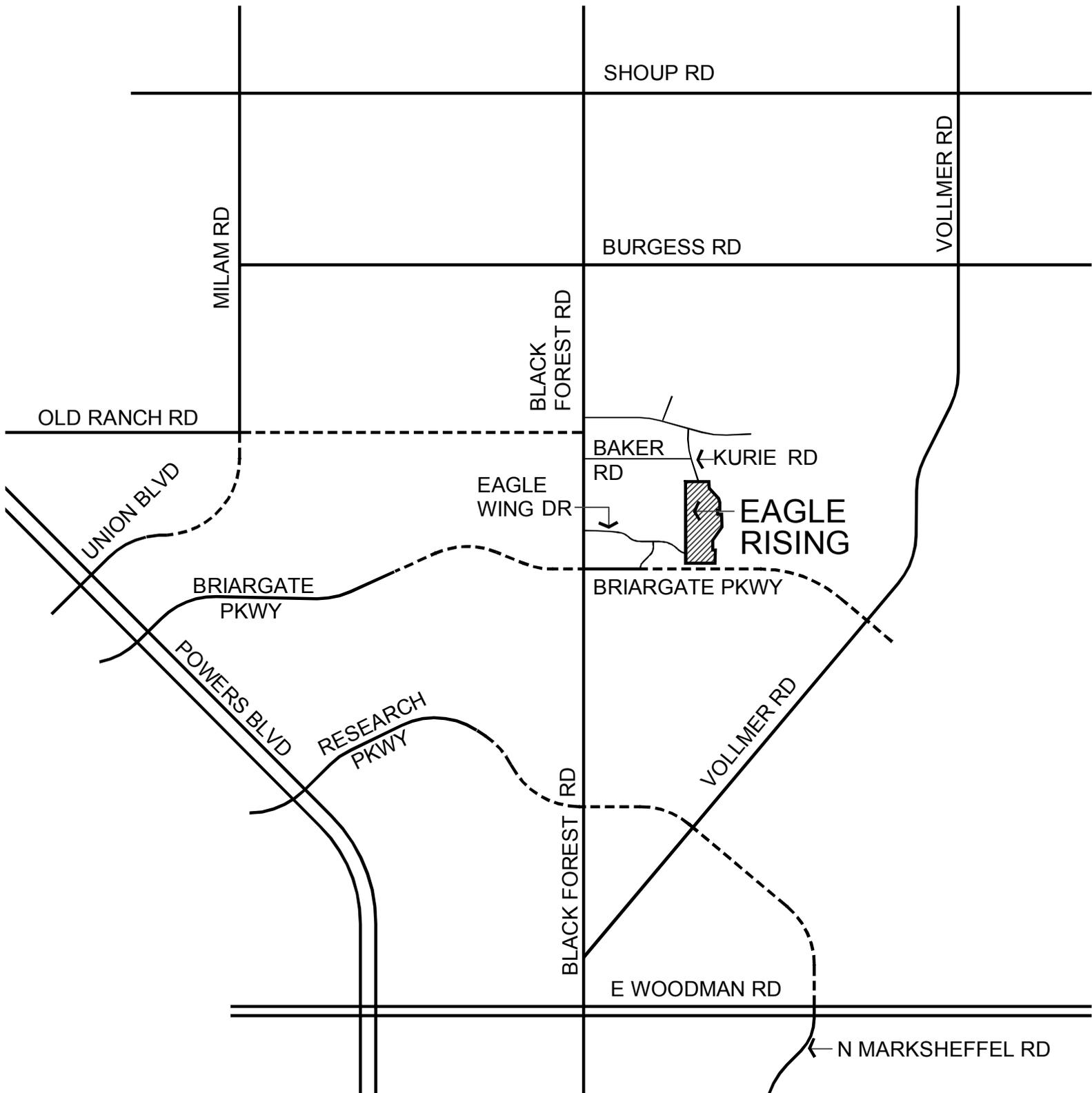
Water will be provided via the Park Forest Water District's central water system. Waste water will be treated on site via individual onsite septic systems.

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.

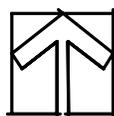
Should you have any questions regarding this application, you are welcome to contact either my office or the El Paso County Planning and Community Development Dept. at 719.520.6300.

Sincerely,

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.660.1184  
[chipita1@comcast.net](mailto:chipita1@comcast.net)



# VICINITY MAP



NORTH  
NO SCALE

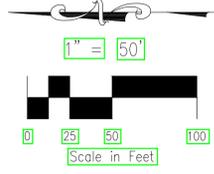
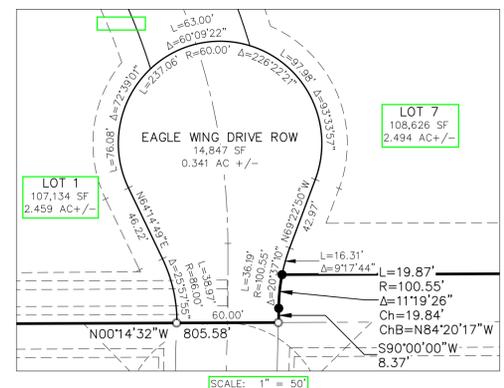
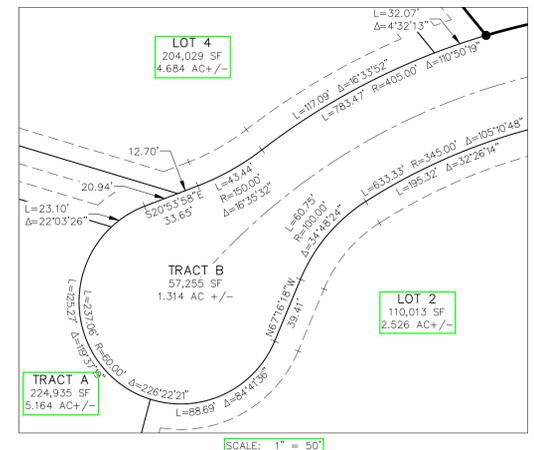
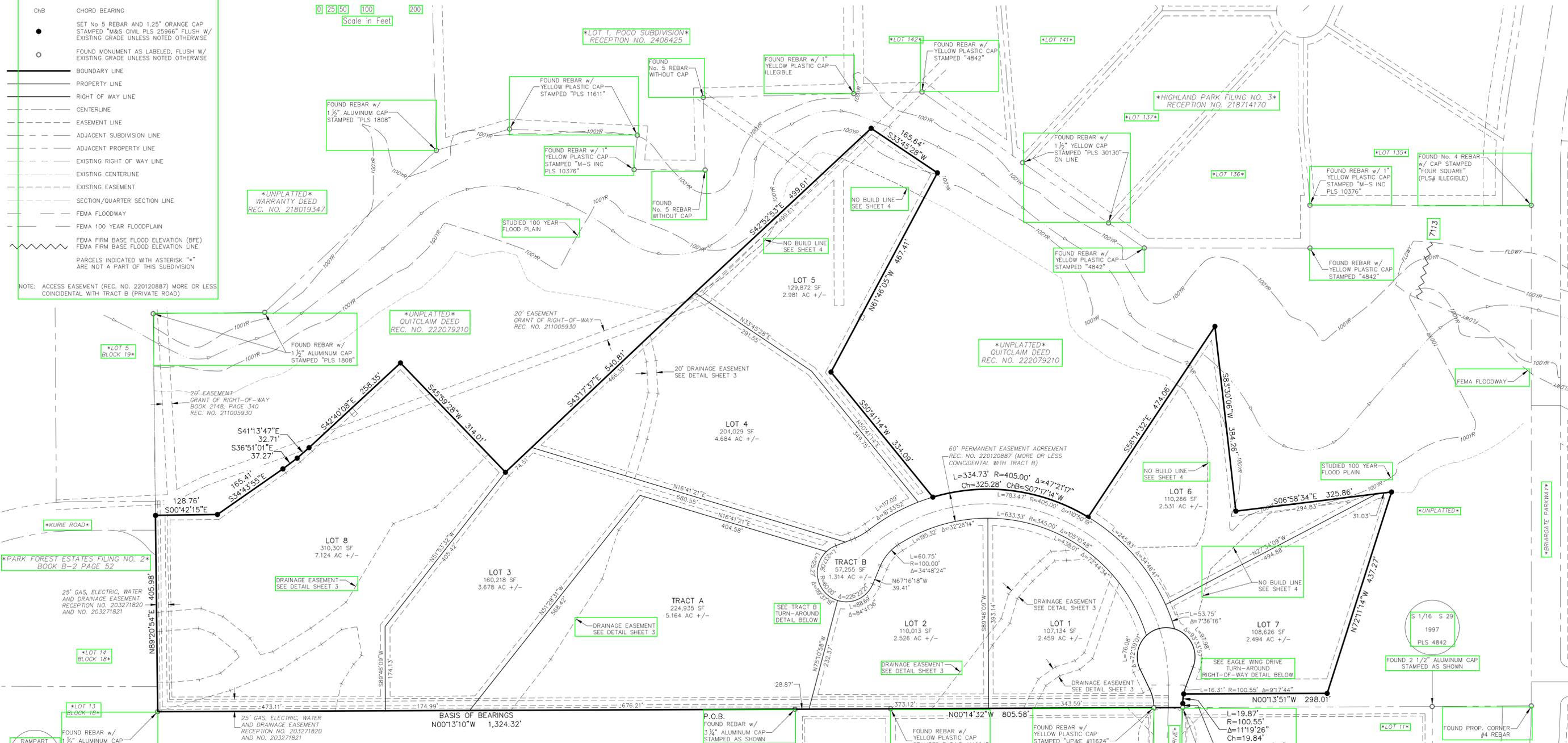
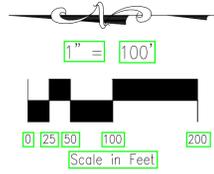
# EAGLE RISING FILING NO. 1

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

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "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)



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

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

CIVIL CONSULTANTS, INC. SHEET 2 OF 4

File: C:\300341\Eagle Rising (dmg) Survey Plat\300341 Eagle Rising No. 1 FP.dwg Plotstamp: 7/6/2022 11:18 AM

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Sent 3003 N. BLAIRE AVE  
City: ROYAL OAK, MI 48073

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

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To: OLIVIA AND THOMAS FUGLER  
Sent 7315 BAKER RD  
City: COLORADO SPRINGS, CO 80568

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$

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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$

Total \$  
To: DAVID AND BEVERLY ROBERTS  
Sent 10235 KURIE RD  
City: COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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  - Adult Signature Restricted Delivery \$

Postmark  
JUL 07 2022

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

USPS-80809

For instructions

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Postmark  
JUL 07 2022

NANDHIP AND PRANJULA KOTIAR  
5390 N. ACADEMY BLVD #300  
7215 EAGLE WING DR  
COLORADO SPRINGS, CO 80908

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For instructions