

CERTIFICATION:

I Jonathan Brooks Swenson researched the records of the El Paso County Clerk and Recorder and established that there was not a mineral estate owner(s) on the real property known as Eagleview Estates TSN 5226000001; 5226000002. An initial public hearing on TBD, which is the subject of the hearing, is scheduled for TBD, 20²².

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on NA, 20²².

Dated this 1 day of December, 20²¹.

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 1 day of December, 20²¹, by Jonathan Brooks Swenson.

Witness my hand and official seal.

My Commission Expires: 6/17/2022

CAROL E SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874188481
MY COMMISSION EXPIRES JUNE 17, 2022

Carol E. Smith
Notary Public

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 99001-02-780

Master Parcel No: 99000-02-227

Owner: SMITHSON MINERAL PROPERTIES RLLLP

PO BOX 34
PEYTON CO 80831

Location: 26-12-65

Legal Description: 1/2 INT MR W2 SEC 26-12-65 1/2 INT MR E2E2,E2W2E2 SEC
27-12-65 1/2 INT MR PT SE4SE4 LY NWLY OF VOLLMER RD
SEC 32-12-65 1/2 INT MR E2E2 SEC 34-12-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCF	70.903	0	0	10/30/2006

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	363.1AC	730	2505	4/21
	Total:		730	2505	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	06/11/2003		\$0.00	203129447				0
	12/08/2020	\$1,280	\$0.13	220199981			BC	2

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.085
EL PASO COUNTY SCHOOL NO 49	43.021
PIKES PEAK LIBRARY	3.855
FALCON FIRE PROTECTION	14.886
UPPER BLK SQUIRREL CRK GROUND WATER	1.056
EL PASO COUNTY CONSERVATION	

2020 Tax Rate: 70.903 mills

Please note that appraisal records are subject to change without notification.

Printed: 10/19/2021 3:17:52 PM **By:** ASRVANDYKE

August 29, 2022

Smithson Mineral Properties RLLLP
P.O. Box 34
Peyton, CO 80831

RE: Eagleview Subdivision Preliminary Plan

Dear Mineral Rights Owner:

This letter is being sent to you because PT Eagleview LLC is proposing a land use project in El Paso County for the property located southeast of the intersection of Raygor Road and Arroya Lane. This information is being provided to you in conjunction with a submittal to El Paso County. The request to the County is for the Eagleview Preliminary Plan reconsideration, which proposes (38) 2.5-acre minimum lots on the roughly 121-acre site. This Preliminary Plan was approved in 2007 and has since expired. The current plan is largely the same, with one modified street intersection at South Arroya Lane and Flaming Sun Drive.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed online at <https://www.epcdevplanreview.com> under file number SP-2106.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you. At that time, you will be given the El Paso County contact information, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

Please direct any questions on the proposal to Brooks Swenson at 719-471-0073 or bswenson@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Ryan Howser at ryanhowser@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Barlow".

Andrea Barlow, AICP
Principal

Attached: Proposed Site Plan

PROPOSED SITE PLAN

EAGLEVIEW SUBDIVISION
EL PASO COUNTY, COLORADO



