



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street, Suite 10, Colorado Springs, CO 80903, 719 | 633-9700

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



October 1, 2018

Subject: Notification of Proposed Development -
Gleneagle Golf Course Residential Infill Development – Filing 2

Greetings,

At last fall's Board of County Commissioners public hearing, the Gleneagle Golf Course Residential Infill Development – Filing 1 earned approval. An area encompassing 12 residential lots was deferred for public hearing by the BoCC until unresolved drainage easement issues with existing adjacent property owners to the west of the Gleneagle Golf Course property on Westchester Drive could be addressed satisfactorily.

We are pleased to share that the effort between the developer (G&S Development) of the Gleneagle Golf Course Residential Infill Development and adjacent property owners have resulted in a final drainage plan that is being reviewed by county planners. Approval of this application by the planning commission and county commissioners is anticipated by the end of this calendar year.

A copy of “**Gleneagle Golf Course Residential Infill Development – Filing 2**” planning area deferred by the county commissioners is attached for your reference. We are forwarding this Letter of Notice of Proposed Development and attached plan to you as an adjacent property owner who may have an interest in this development application. Should you have questions about this development you are kindly asked to contact:

Kari Parsons, Project Manager / Planner II
Planning and Community Development Department
El Paso County
2880 International Circle, Ste. 110
Colorado Springs, CO 80910
(719) 520-6306

You may also William Guman & Associates (719) 633-9700, the chief project planner for G&S Development for this development application.

Thank you,

Bill Guman, RLA, ASLA
President

Enclosure; copy of Filing 2 development area

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
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YORKTOWN, VA 23693

Certified Mail Fee	\$3.45
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	\$0.50
Total Postage and Fees	\$3.95

Sent To: Aaron Lade
 Street and Apt. No., or PO Box No. 116 Parby Rd.
 City, State, ZIP+4® Yorktown VA 23693-3326

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COLORADO SPRINGS, CO 80921

Certified Mail Fee	\$3.45
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	\$0.50
Total Postage and Fees	\$3.95

Sent To: Russell W. Adamant
 Street and Apt. No., or PO Box No. 14225 Westchester Dr.
 City, State, ZIP+4® Co. Spas, Co 80921-2849

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COLORADO SPRINGS, CO 80921

Certified Mail Fee	\$3.45
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	\$0.50
Total Postage and Fees	\$3.95

Sent To: Steven Parker
 Street and Apt. No., or PO Box No. 14205 Westchester Dr.
 City, State, ZIP+4® Co. Spas, Co 80921-2849

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To Stephen E. Turner Jr.
 Street and Apt. No., or PO Box No. 14245 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2853

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To Barbara J. McClure Trust
 Street and Apt. No., or PO Box No. 14245 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2849

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To John R. Galloway
 Street and Apt. No., or PO Box No. 14335 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2853

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To Frank R. Thatcher
 Street and Apt. No., or PO Box No. 14285 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2853

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Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To William Kirkley
 Street and Apt. No., or PO Box No. 14365 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2855

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.50

Total Postage and Fees \$3.95

Sent To Jan A. McGuffin
 Street and Apt. No., or PO Box No. 14365 Westchester Dr.
 City, State, ZIP+4® Co. Springs, Co. 80921-2855

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Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **James Craige**
Street and Apt. No., or PO Box No. **14425 Westchester Dr.**
City, State, ZIP+4® **Colo. Spgs, Co 80921-2857**

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0603 77
SEP 28 2018
MAIN POST OFFICE
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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **Gary Walenga**
Street and Apt. No., or PO Box No. **14405 Westchester Dr.**
City, State, ZIP+4® **Colo. Spgs, Co 80921-2857**

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SEP 28 2018
MAIN POST OFFICE
COLORADO SPRINGS, CO 80903

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **Thies Living Trust**
Street and Apt. No., or PO Box No. **14410 River Oaks Dr.**
City, State, ZIP+4® **Colo. Spgs, Co 80921-2838**

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SEP 28 2018
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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **Darren N. Doucet**
Street and Apt. No., or PO Box No. **14420 River Oaks Dr.**
City, State, ZIP+4® **Colo. Spgs, Co 80921-2838**

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MONUMENT, CO 80132

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **Glennade Civic Assoc.**
Street and Apt. No., or PO Box No. **P.O. Box 31**
City, State, ZIP+4® **monument Co 80132-0031**

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SEP 28 2018
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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To **Conder Living Trust**
Street and Apt. No., or PO Box No. **14405 River Oaks Dr.**
City, State, ZIP+4® **Colo. Spgs, Co 80921-2838**

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SEP 28 2018
MAIN POST OFFICE
COLORADO SPRINGS, CO 80903

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Alice Ward Living Trust*
 Street and Apt. No., or PO Box No. *14035 Gleneagle Dr.*
 City, State, ZIP+4® *CO Spgs CO 80921-3219*

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PALMER LAKE, CO 80133

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Stephen E Partlow*
 Street and Apt. No., or PO Box No. *P.O. Box 11*
 City, State, ZIP+4® *Palmer Lake, Co. 80133*

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Glenda Tooley*
 Street and Apt. No., or PO Box No. *14035 Gleneagle Dr.*
 City, State, ZIP+4® *CO Spgs CO 80921-3219*

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COLORADO SPRINGS, CO 80921

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Jason Bowles*
 Street and Apt. No., or PO Box No. *14045 Gleneagle Dr.*
 City, State, ZIP+4® *CO Spgs CO 80921-3219*

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MONUMENT, CO 80132

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Terry N. Tucker*
 Street and Apt. No., or PO Box No. *175 Mountain View*
 City, State, ZIP+4® *Monument, Co 80132-8166*

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COLORADO SPRINGS, CO 80962

Certified Mail Fee \$ **3.45**

Extra Services & Fees (check box, add fee as appropriate)

<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 \$ **0.50**

Total Postage and Fees \$ **3.95**

Sent To *Bethesda Management Co.*
 Street and Apt. No., or PO Box No. *P.O. Box 63200*
 City, State, ZIP+4® *CO Spgs CO 80962-3200*

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COLORADO SPRINGS, CO 80921

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.50
Total Postage and Fees	\$3.95

Sent To Andrew D. Hall
 Street and Apt. No., or PO Box No. 13844 Paradise Villas Dr.
 City, State, ZIP+4® Colo. Spgs Co. 80921-3297

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COLORADO SPRINGS, CO 80921

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.50
Total Postage and Fees	\$3.95

Sent To Sue M. Beam
 Street and Apt. No., or PO Box No. 14088 Westchester Dr.
 City, State, ZIP+4® Colo. Spgs. Co. 80921-2848

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.50
Total Postage and Fees	\$3.95

Sent To David Hart
 Street and Apt. No., or PO Box No. 529 Aracet Loop
 City, State, ZIP+4® Colo. Spgs Co 80921-2457

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.50
Total Postage and Fees	\$3.95

Sent To Miles D. Dahlby
 Street and Apt. No., or PO Box No. 13850 Paradise Villas Dr.
 City, State, ZIP+4® Colo. Spgs. Co. 80921-3297

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