



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



Notice to Adjacent Property Owners

This is the wrong notice. Please provide the correct letter and new mailings to the correct neighbors.

October 5, 2018

Dear Property Owner,

This letter is being sent to you because ROI Property Group, LLC is proposing a land use project in El Paso County on 824+/- acres, currently zoned AG-35, south of Judge Orr Road and East of Curtis Road as shown on the attached Vicinity Map.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

This proposal is for approval of a Rezone Plan from AG-35 to RR-2.5, Preliminary Plan, and Final Plat of the 824 Acre Curtis Road Subdivision. The proposed development intends to establish up to 149 single family residential lots and public, street rights-of-way, and a 20 acre commercial parcel. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

For questions specific to this project, please contact:

Bill Guman, RLA, ASLA
William Guman & Associates, Ltd.
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700 bill@guman.com

Thank you,


Bill Guman

Enclosures; Vicinity Map, Conceptual Plan

7018 1830 0001 4915 7090

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Postage \$0.55

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Sent To *Britt I Haley*

Street and Apt. No., or PO Box No. *7920 Curtis Rd.*

City, State, ZIP+4® *Peyton Co 80831-7921*

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Roger Barnack, Andre Brandt & Scott*

Street and Apt. No., or PO Box No. *1585 Par X Road*

City, State, ZIP+4® *Colo. Spgs, Co 80908-1534*

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RICHLAND, MO 65556

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To *George Bunker*

Street and Apt. No., or PO Box No. *1377 State Rd. C*

City, State, ZIP+4® *Richland Mo 65556-7945*

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Mark & Michele Robinson*

Street and Apt. No., or PO Box No. *7830 Curtis Rd*

City, State, ZIP+4® *Peyton, Co 80831-7921*

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☐ Certified Mail Restricted Delivery \$0.00

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Adam O. Schrock*

Street and Apt. No., or PO Box No. *1990 Curtis Rd.*

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Johnny and Paula Rushing*

Street and Apt. No., or PO Box No. *1710 Curtis Rd.*

City, State, ZIP+4® *Peyton Co 80831-7922*

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| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here |
| <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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Allen + Susan Sauder</u> | | |
| Street and Apt. No., or PO Box No. <u>1620 Curtis Rd.</u> | | |
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| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here |
| <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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Daniel C + Roxel Yvette</u> | | |
| Street and Apt. No., or PO Box No. <u>1880 Curtis Rd.</u> | | |
| City, State, ZIP+4® <u>Peyton, Co 80831-7921</u> | | |

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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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Meadow Lake Airport Assoc.</u> | | |
| Street and Apt. No., or PO Box No. <u>13623 Judge Carr Rd.</u> | | |
| City, State, ZIP+4® <u>Peyton, Co 80831-2400</u> | | |

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here |
| <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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Mark Linnerud</u> | | |
| Street and Apt. No., or PO Box No. <u>1620 Curtis Rd.</u> | | |
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DANIEL, WY 83115

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| <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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Larae + Jonathan Perry</u> | | |
| Street and Apt. No., or PO Box No. <u>67 Little Mountain Rd.</u> | | |
| City, State, ZIP+4® <u>Daniel, WY 83115</u> | | |

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here |
| <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 | \$0.55 | 11/19/2019 |
| Total Postage and Fees | \$4.05 | |
| Sent To <u>Jay Bernstein</u> | | |
| Street and Apt. No., or PO Box No. <u>1950 Curtis Rd.</u> | | |
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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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: Michael A. Rauenzahn
Street and Apt. No., or PO Box No. 8110 N. Curtis Rd.
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| <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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: John L. McIntosh
Street and Apt. No., or PO Box No. 8150 Curtis Rd.
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| <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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: Robert & Violet Medeiros
Street and Apt. No., or PO Box No. 86030 Hoaha St.
City, State, ZIP+4® Waianae HI 96792-3017

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PEYTON, CO 80831

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| <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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: Nola J. Fields
Street and Apt. No., or PO Box No. 8190 Curtis Rd.
City, State, ZIP+4® Peyton Co 80831-7903

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| <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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: Rodolfo Escobedo
Street and Apt. No., or PO Box No. 10075 Burgess Rd.
City, State, ZIP+4® Calo. Springs, Co. 80908-4147

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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 | \$0.55 |
| Total Postage and Fees | \$4.05 |

Sent To: Robert SC Platt
Street and Apt. No., or PO Box No. 8070 Curtis Rd.
City, State, ZIP+4® Peyton Co. 80831-7921

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Chandra A. Carter
 Street and Apt. No., or PO Box No. 8230 N. Curtis Rd.
 City, State, ZIP+4® Peyton, Co. 80831
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To J.D. Enghaus
 Street and Apt. No., or PO Box No. 14775 Judge Orr Rd.
 City, State, ZIP+4® Peyton Co. 80831-8424
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To EDW & MSW Trust
 Street and Apt. No., or PO Box No. 8320 Curtis Rd.
 City, State, ZIP+4® Peyton Co 80831-7903
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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Susan Hansen
 Street and Apt. No., or PO Box No. 8410 N. Curtis Rd.
 City, State, ZIP+4® Peyton Co 80831
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Dorothy Ventimiglia Trust
 Street and Apt. No., or PO Box No. P.O. Box 618
 City, State, ZIP+4® Larkspur, Co 80118-0618
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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To William W. Milligan
 Street and Apt. No., or PO Box No. 8390 Curtis Rd.
 City, State, ZIP+4® Peyton Co 80831-7903
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COLORADO SPRINGS, CO 80901

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| \$ | \$0.00 |
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| <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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Kevin O'Neil</i> | |
| Street and Apt. No., or PO Box No. <i>P.O. Box 1385</i> | |
| City, State, ZIP+4® <i>Colorado Springs, Co. 80901</i> | |

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For delivery information, visit our website at www.usps.com.

PEYTON, CO 80831

| | |
|--------------------------------------------------------------|--------|
| Certified Mail Fee | \$3.50 |
| \$ | \$0.00 |
| 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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Jane Davis Living Trust</i> | |
| Street and Apt. No., or PO Box No. <i>9060 Elbert Rd.</i> | |
| City, State, ZIP+4® <i>Peyton, Co. 80831-8319</i> | |

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

7018 1830 0001 4915 7410

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PEYTON, CO 80831

| | |
|--------------------------------------------------------------|--------|
| Certified Mail Fee | \$3.50 |
| \$ | \$0.00 |
| 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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Joseph + Jeann Warner</i> | |
| Street and Apt. No., or PO Box No. <i>6480 Curtis Rd.</i> | |
| City, State, ZIP+4® <i>Peyton, Co 80831</i> | |

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

7018 1830 0001 4915 7113

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MANVEL, TX 77578

| | |
|--------------------------------------------------------------|--------|
| Certified Mail Fee | \$3.50 |
| \$ | \$0.00 |
| 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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Faye Reynolds</i> | |
| Street and Apt. No., or PO Box No. <i>6634 Masters Rd.</i> | |
| City, State, ZIP+4® <i>Manvel TX 77578-4706</i> | |

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7018 1830 0001 4915 7403

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DALLAS, TX 75202

| | |
|----------------------------------------------------------------------------|--------|
| Certified Mail Fee | \$3.50 |
| \$ | \$0.00 |
| 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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Robert Meadows Public Inc. Trust</i> | |
| Street and Apt. No., or PO Box No. <i>970 Well Fargo Bank Corp TR Serv</i> | |
| City, State, ZIP+4® <i>1445 Ross ave, 2nd floor Dallas, Tx 75202</i> | |

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7018 0680 0001 3045 5730

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PEYTON, CO 80831

| | |
|--------------------------------------------------------------|--------|
| Certified Mail Fee | \$3.50 |
| \$ | \$0.00 |
| 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 | \$0.55 |
| \$ | \$4.05 |
| Total Postage and Fees | |
| \$ | |
| Sent To <i>Michael Smith</i> | |
| Street and Apt. No., or PO Box No. <i>6440 Curtis Rd</i> | |
| City, State, ZIP+4® <i>Peyton, Co. 80831</i> | |

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