

## Ed Morgan

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**From:** Bill Guman <[bill@guman.net](mailto:bill@guman.net)>  
**Sent:** Tuesday, January 26, 2021 2:07 PM  
**To:** 'Ed Morgan'  
**Subject:** Saddlehorn Will Serve Letter to MLIP

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**From:** Nina Ruiz <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>  
**Sent:** Thursday, December 31, 2020 1:41 PM  
**To:** 'Bill Guman' <[bill@guman.net](mailto:bill@guman.net)>  
**Cc:** Ed Morgan <[Ed@guman.net](mailto:Ed@guman.net)>; Billy Whitehead <[billy@roipropertygroup.com](mailto:billy@roipropertygroup.com)>; Rob Fuller <[rob@roipropertygroup.com](mailto:rob@roipropertygroup.com)>; John Helmick <[john@gorillacapital.com](mailto:john@gorillacapital.com)>; O'Neil, Kevin <[Kevin.Oneil@theoneilgroupco.com](mailto:Kevin.Oneil@theoneilgroupco.com)>; Rob Wurl <[rwurl12@gmail.com](mailto:rwurl12@gmail.com)>; HOLLY MCMAHON <[hmcMahon1@msn.com](mailto:hmcMahon1@msn.com)>  
**Subject:** RE: Saddlehorn Ranch Questions

Hello Bill,

Yes, the will serve letter is fine. We do not complete a water finding at the rezone stage so there is no problem whatsoever with this approach.

I searched in EDARP for the EA and still do not see it. Something must have gone wrong there so maybe resubmit?

Nina

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**From:** Bill Guman <[bill@guman.net](mailto:bill@guman.net)>  
**Sent:** Tuesday, December 29, 2020 2:04 PM  
**To:** Nina Ruiz <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>  
**Cc:** 'Ed Morgan' <[Ed@guman.net](mailto:Ed@guman.net)>; 'Billy Whitehead' <[billy@roipropertygroup.com](mailto:billy@roipropertygroup.com)>; 'Rob Fuller' <[rob@roipropertygroup.com](mailto:rob@roipropertygroup.com)>; 'John Helmick' <[john@gorillacapital.com](mailto:john@gorillacapital.com)>; 'O'Neil, Kevin' <[Kevin.Oneil@theoneilgroupco.com](mailto:Kevin.Oneil@theoneilgroupco.com)>; 'Rob Wurl' <[rwurl12@gmail.com](mailto:rwurl12@gmail.com)>; 'HOLLY MCMAHON' <[hmcMahon1@msn.com](mailto:hmcMahon1@msn.com)>  
**Subject:** Saddlehorn Ranch Questions

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Good afternoon, Nina – hope you are well.

We have two questions related to Saddlehorn Ranch:

1. Guman represents GRR Partners, who is the owner for **Meadow Lake Industrial Park (MLIP)**. This 250-acre parcel has frontage on Curtis Road directly across from Saddlehorn Ranch & within 150' of the proposed Saddlehorn Ranch water treatment facility. Our RZP application for MLIP is

presently being reviewed by staff. All submittals have been made with responses to the first round of review comments - with the exception of our response to water resources.

When Guman rezoned MLIP 8+/- years ago (from A35 to PUD), the county accepted a statement from the owners that they would be responsible for development of all required water-related infrastructure as a Condition of Approval. At that time, this was acceptable to satisfy availability/sufficiency requirements. MLIP still owns all the water rights associated with the property.

**Question:** if MLIP provides the county with a Will Serve letter from the Saddlehorn Ranch Metropolitan District to extend and provide water to MLIP, will this be acceptable to address the water resource items? MLIP would eventually be legally annexed into the Saddlehorn Ranch Metro District. We have in the past submitted Will Serve letters (e.g. 4-Way Ranch Metro District issued one to provide water to Meadow Lake Commons) and that had been acceptable to the county.

2. Guman submitted an Early Assistance application to the county for the proposed **Saddlehorn Ranch Water Treatment Facility** parcel on 12/11/20 (see attached file). Our team has already been working on the project, inasmuch as an approval of this application will be needed to allow construction of the facility prior to the sale and development of the first 15 Saddlehorn Ranch lots.

**Question:** we have not received a response from the county yet regarding an EA meeting time for the treatment facility. We assume (hopefully correctly) that you will remain the planner for Saddlehorn Ranch and related parcels. Can you provide us with a status as to when we will be scheduled for an EA?

Thank you for your help, Nina. Stay safe!

Bill

**Bill Guman, PLA, ASLA, APA**

Colorado Springs City Councilman 1993-2001 | Planning Commissioner 1992-1993 | Regional Building Commissioner 1997-2001

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