



**Vertex Consulting Services, LLC**  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672  
719-733-8605

October 24, 2023

RE: Saddlehorn Filing No. 4 (File No.: SF236)

Dear Adjacent Neighbor:

This letter is being sent to you because Gorilla Capitol Company is proposing a land use project in El Paso County at the referenced location (see below). 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 decision being made, a notification of the anticipated decision date will be sent to the adjacent property owners by the El Paso County Planning and Community Development 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 for this proposal.

For questions specific to this project, please contact:

Vertex Consulting Services, Craig Dossey  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
Craig.dossey@vertexc.com  
303-906-8800

Request: The purpose of this application is to request approval of a 42-lot subdivision located on 162 acres, southeast of the Judge Orr Road and Curtis Road intersection, within the RR-2.5 zoning district. Please contact Craig Dossey regarding any concerns or suggestions you may have (contact above). Please see the attached letter of intent and plat drawing for additional information regarding the request and justification.



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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901



To: Raymond Lougee  
7990 Curtis Rd  
Payton, CO 80831

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To: Brent Houser Enterprises LLC  
11890 Garrett Rd  
Payton, CO 80831

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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901

To: Pikes Peak Board of Cooperative  
2883 S Circle Dr  
Colorado Springs, CO 80905



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To: Gabriel Leanos  
6015 Eagles Nest Dr  
Colorado Springs, CO 80904



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Colorado Springs, CO 80901

To: Barry Schwambauer  
8190 Curtis Rd  
Payton, CO 80831



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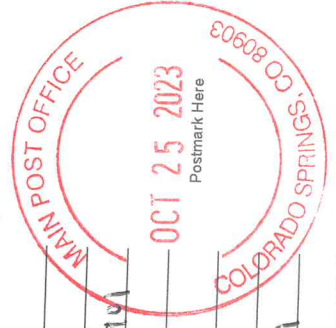
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Colorado Springs, CO 80901

To: John McIntosh  
8150 Curtis Rd  
Payton, CO 80831



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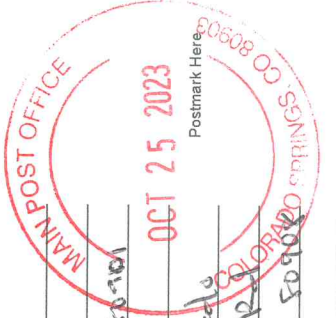
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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901

To: Rodolfo Escobedo  
10075 Burgess Rd  
Colorado Springs, CO 80901



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PO Box 1385  
Colorado Springs, CO 80901



To: Daniel Combs  
8410 Curtis Rd  
Peyton, CO 80831

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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901



To: William Milligan  
8370 Curtis Rd  
Peyton, CO 80831

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PO Box 1385  
Colorado Springs, CO 80901



To: EDW & MSW Trust  
8320 Curtis Rd  
Peyton, CO 80831

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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901  
To: Chandra Carter  
8230 N. Curtis Rd  
Peyton, CO 80831



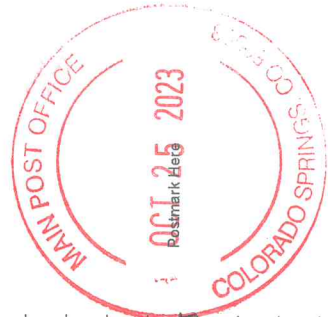
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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901  
To: Darts Jane Living Trust  
9000 Elbert Rd  
Peyton, CO 80831



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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901



To: Michael Rauenzahn  
8110 N. Curtis Rd.  
Peyton, CO 80831

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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901



To: Robert Platt  
8070 Curtis Rd  
Peyton, CO 80831

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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901



To: Timothy Flannery  
14775 Judge Orr Rd  
Peyton, CO 80831

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PO Box 1385  
Colorado Springs, CO 80901

To: Pete Franq Sons Inc  
PO Box 4140  
Rapid City, SD 57709



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From: Vertex Consulting  
PO Box 1385  
Colorado Springs, CO 80901

To: Gorilla Capital CO  
1342 High St  
Eugene, OR 97401



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