

## Nina Ruiz

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**From:** Nina Ruiz  
**Sent:** Thursday, March 21, 2019 1:32 PM  
**To:** 'Bill Guman'; 'falcon20flier@msn.com'; 'tom@meadowlakeairport.com'  
**Cc:** 'Rob Fuller'; 'Brady Williams'; Craig Dossey; Mike Hrebenar; Cole Emmons; 'John.Bauer@faa.gov'; 'ed@guman.net'; 'bruce@flynnplan.com'; 'Linda (FAA'  
**Subject:** RE: 824 Acre Curtis Road Subdivision\_Meadow Lake Airport

Hello,

Thank you for including me on this email! I will include the email and this response in the public record for this project.

Should the request be approved, the County will not condition the approval of the rezoning upon such an avigation easement being required but I am pleased to see that the two groups are willing to come to an agreement with one another. It is always great to see people with opposing views open to listening to one another and coming to a mutually beneficial agreement!

I would appreciate it if you could please provide me with a summary of your meeting in advance of the BoCC hearing.

Thank you!

**Nina Ruiz**

Planner II

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To review the El Paso County Land Development Code go to:

[https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

### PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

### DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Bill Guman [mailto:bill@guman.net]

**Sent:** Thursday, March 21, 2019 1:18 PM

**To:** falcon20flier@msn.com; tom@meadowlakeairport.com

**Cc:** Nina Ruiz; Rob Fuller; Brady Williams; Craig Dossey; Mike Hrebenar; Cole Emmons; John.Bauer@faa.gov; ed@guman.net; bruce@flynnplan.com; 'Linda (FAA'

**Subject:** 824 Acre Curtis Road Subdivision\_Meadow Lake Airport

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**Attention:** Dave Elliott, President, Tom Shook, Secretary | Meadow Lake Airport Association

Good afternoon, Dave – this is a follow-up to Tuesday’s Planning Commission hearing and our public offer and client’s desire to have an open line of communication with the Meadow Lake Airport Association board, and our subsequent conversation.

Pursuant to the Planning Commission’s unanimous approval of our Rezone Request for the 824 Acre Curtis Road subdivision (aka *Saddlehorn Ranch*), ROI/Guman offers the following **Avigation Easement** language for your consideration. If this language is agreeable to the MLAA board, we would consider including it on all future Preliminary Plan and Final Plan submittals to the county. We have done this similarly for other projects, including those that are affected by the *US Air Force Academy* pilot training program, and also the *Colorado Springs Municipal Airport*.

**WHEREAS, ROI Properties, LLC, hereinafter called the Grantor, is in fee simple of that certain tract of land situated in El Paso County, Colorado, to-wit:**

**See attached legal description – Exhibit A.**

**Hereinafter called the Grantor’s Property.**

**NOW THEREFORE, In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, which has been received, the Grantors, for themselves, their successors and assigns convey an Avigation Easement to Meadow Lake Airport, as Grantee. This Easement is for the passage of aircraft seeking access and egress at Meadow Lake Airport through the airspace above the surface of the Grantor’s property, together with the right to cause noise and other affects of flight, and Grantors waive and release any right or cause of action which they now have or which they may have in the future against the Grantee, its successors and assigns, due to noise and other effects by the operation of such aircraft.**

**TO HAVE AND TO HOLD this Avigation Easement and all rights pertaining to the Grantee, its successors and assigns, until Meadow Lake Airport shall cease to be used for avigation purposes, or all runways on the Meadow Lake Airport property shall cease to be actively used. This Avigation Easement shall run with the land.**

**IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal this \_\_\_\_ day of \_\_\_\_\_ 2019, AD.**

Dave, as we’d also offered at the Planning Commission hearing, we welcome an opportunity to meet with you and MLAA board members to review work in-progress for the Preliminary Plan and Final Plan being prepared for our project. Again, it is our client’s desire and intent to work with you to ensure you are familiar with our development’s proposed layout and use.

Inasmuch as we would like to have these matters resolved prior to the next public hearing at the El Paso County Board of County Commissioners on April 9<sup>th</sup>, we look forward to your input as to the suitability of the proposed Avigation Easement language and response to our offer to meet. Thank you.

Regards,  
Bill Guman

**Bill Guman, RLA, ASLA**  
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