

EL PASO COUNTY



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 26, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

P-18-008

RUIZ

MAP AMENDMENT (REZONE) 824 ACRES CURTIS ROAD

A request by ROI Property Group, LLC, for approval of a map amendment (rezoning) of 824 acres from A-35 (Agricultural) to RR-2.5 (Residential Rural). The property is located at the southeast corner of the Judge Orr Road and Curtis Road intersection. (Parcel Nos. 43000-00-541, 43000-00-542, 43000-00-543, 43000-00-554, 43000-00-561, 43000-00-562, 43000-00-556, 43000-00-555, and 43000-00-557) (Commissioner District 2)

Type of Hearing: Quasi-Judicial

_____	_____	_____
For	Against	No Opinion
Comments: _____		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 19, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on April 9, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition.

If we can be of any assistance, please call 719-520-6300.

Sincerely,

Nina Ruiz, Planner II

*-COPY -
mailed
2/27/19*

Your Name: _____ (printed) _____ (signature)

Address: _____

Property Location: _____ Phone: _____

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

El Paso County Parcel Information

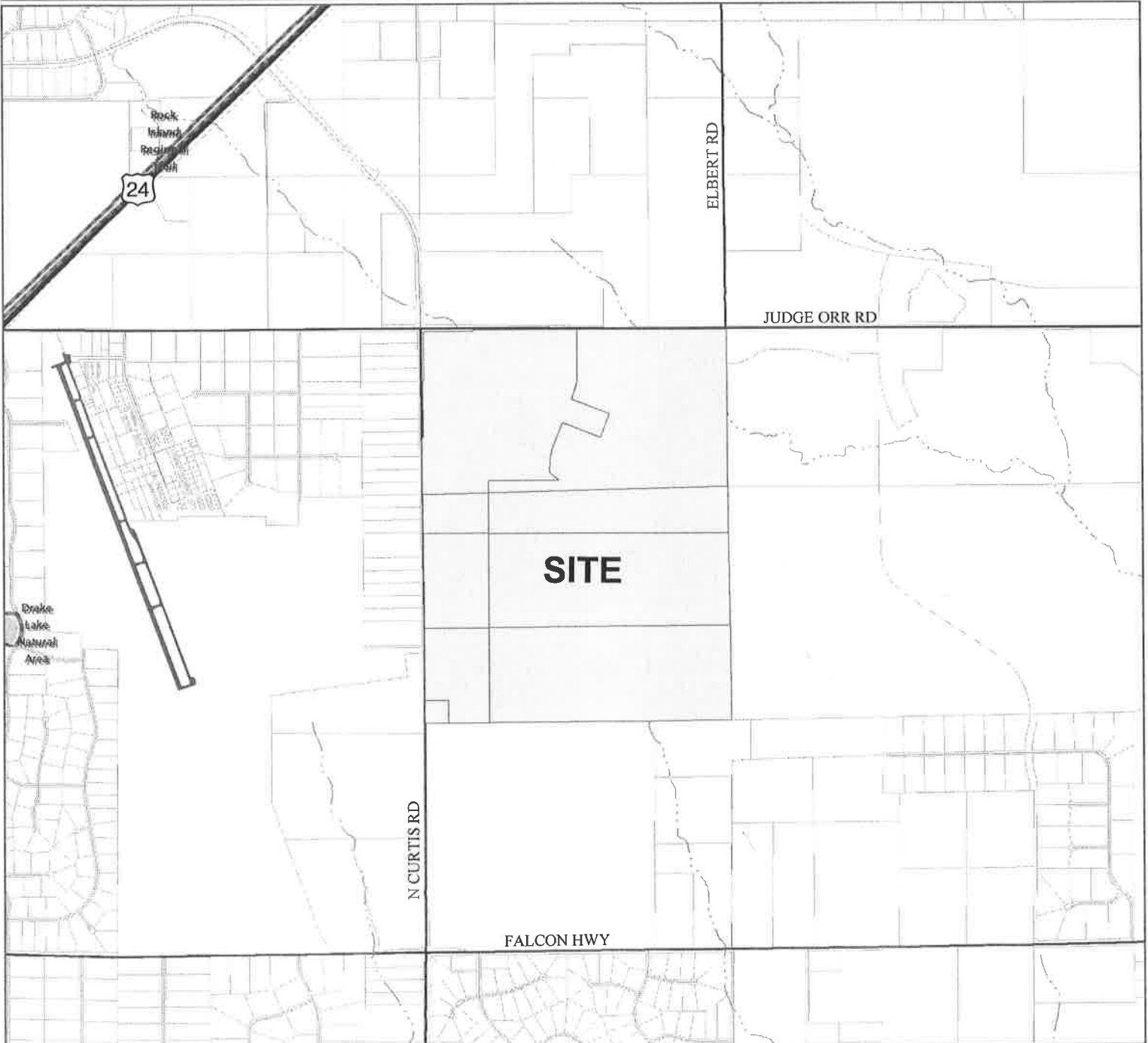
P-18-008

File Name:

Zone Map No.

Date:

PARCEL	NAME
4300000561	ROI PROPERTY GROUP LLC
4300000562	ROI PROPERTY GROUP LLC
4300000556	ROI PROPERTY GROUP LLC
4300000554	ROI PROPERTY GROUP LLC
4300000555	OLD WEST RANCH CO PARTNERS LLC
4300000557	OLD WEST RANCH CO PARTNERS LLC
4300000543	ROI PROPERTY GROUP LLC
4300000541	ROI PROPERTY GROUP LLC
4300000542	ROI PROPERTY GROUP LLC



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

4300000561
ROI PROPERTY GROUP LLC
6 DICKERSON LN
NAPA, CA 94558

4304003012
MEDEIROS ROBERT H & VIOLET G
86-030 HOAHA ST
WAIANAE, HI 96792

4304003023
RENZ LARAE M
67 LITTLE MOUNTAIN RD
DANIEL, WY 83115

4200000405
PETE LIEN & SONS INC
PO BOX 440
RAPID CITY, SD 57709

4300000553
VENTIMIGLIA DOROTHY B TRUST
PO BOX 618
LARKSPUR, CO 80118

4304003019
BUNGER GEORGE &
1377 STATE ROAD C
RICHLAND, MO 65556

4300000552
ONEIL KEVIN
PO BOX 1385
COLORADO SPRINGS, CO 80901

4300000555
OLD WEST RANCH CO PARTNERS LLC
4101 NASA RD 1 OFFICE
SEABROOK, TX 77586

4300000550
REYNOLDS FAYE
6634 MASTERS RD
MANVEL, TX 77578

4300000496
GUDZUNAS CAROLYN L
7120 FALCON GRASSY HTS
PEYTON, CO 80831

4304003022
SAUDER ALLEN R
7620 CURTIS RD
PEYTON, CO 80831

4304003021
LINNERUD MARK A
7670 CURTIS RD
PEYTON, CO 80831

4304003020
RUSHING JOHNNY B JR &
7710 CURTIS RD
PEYTON, CO 80831

4304003027
ROBINSON MARK A & MICHELE A
7830 CURTIS RD
PEYTON, CO 80831

4304003016
LANOTTE DANIEL C & ROCAL R
7880 CURTIS RD
PEYTON, CO 80831

4304003015
HALEY BRITT I
7920 CURTIS RD
PEYTON, CO 80831

4304003014
BERNSTEIN JAY
7950 CURTIS RD
PEYTON, CO 80831

4304003013
SCHROCK ADAM O
7990 CURTIS RD
PEYTON, CO 80831

4304003011
PLATT ROBERT L C &
8070 CURTIS RD
PEYTON, CO 80831

4304003010
RAUENZAHN MICHAEL A
8110 N CURTIS RD
PEYTON, CO 80831

4304003009
MCINTOSH JOHN L
8150 CURTIS RD
PEYTON, CO 80831

4304003008
FIELDS NOLA J
8190 CURTIS RD
PEYTON, CO 80831

4304003026
CARTER CHANDRA A
8230 N CURTIS RD
PEYTON, CO 80831

4304003005
EDW & MSW TRUST
8320 CURTIS RD
PEYTON, CO 80831

4304003004
MILLIGAN WILLIAM W
8370 CURTIS RD
PEYTON, CO 80831

4304003003
HANSEN SUSAN
8410 N CURTIS RD
PEYTON, CO 80831

4200000379
DAVIS JANE LIVING TRUST
9060 ELBERT RD
PEYTON, CO 80831

4304003002
ESCOBEDO RODOLFO
10075 BURGESS RD
COLORADO SPRINGS, CO 80908

4300000534
BRENT HOUSER ENTERPRISES LLC
11890 GARRETT RD
PEYTON, CO 80831

4300000563
MEADOW LAKE AIRPORT ASSOC
13625 JUDGE ORR RD
PEYTON, CO 80831

4304003001
ENGAUS J D
14775 JUDGE ORR RD
PEYTON, CO 80831

4200000362
975 FORD LIMITED PARTNERSHIP LLLP
3232 MUIRFIELD DR
COLORADO SPRINGS, CO 80907

7018 0680 0001 3045 5556

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

TULSA, OK 74101

OFFICIAL USE

Certified Mail Fee	\$3.45	0603
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	01
<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 Singer Brothers
Street and Apt. No., or PO Box No. P.O. Box 755
City, State, ZIP+4® Tulsa OK 74101-0755

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

7018 0680 0001 3045 5518

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

COLORADO SPRINGS, CO 80909

OFFICIAL USE

Certified Mail Fee	\$3.45	0603
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	01
<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 Georgia Brennick et al
Street and Apt. No., or PO Box No. 3840 Constitution Ave.
City, State, ZIP+4® Colorado Springs, CO 80909

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

7018 0680 0001 3045 5525

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

COLORADO SPRINGS, CO 80909

OFFICIAL USE

Certified Mail Fee	\$3.45	0603
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	01
<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 Sandra Creager et al
Street and Apt. No., or PO Box No. 3840 Constitution Ave
City, State, ZIP+4® Colo Spgs, Co. 80909

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

7018 0680 0001 3045 5544

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

WASHINGTON, DC 20405

OFFICIAL USE

Certified Mail Fee	\$3.45	0603
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	01
<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 U.S. Government
Street and Apt. No., or PO Box No. General Services Administration
City, State, ZIP+4® Washington D.C. 20405

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