



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1995-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street, Suite 10, Colorado Springs, CO 80903, 719 | 633-9700

<http://www.gumanltd.com/>

July 12, 2017



SUBJECT: Waterbury Phase 2 Preliminary Plan (PLP)
RE: Notice to adjacent property owners

Dear Adjacent Property Owner:

This letter is being sent to you on behalf of 4-Way Ranch Joint Venture, LLC, who is proposing a land use project in El Paso County. This project is known as **Waterbury Phase 2** and is located northwest of the intersection of State Highway 24 and Stapleton Road. This is to advise you that the Phase 2 Preliminary Plan, which will include 235 single-family detached homes on 80 acres will be submitted to El Paso County Development Services for review.

The site is presently zoned PUD (Planned Unit Development) with an overall density of 3.11 dwelling units per acre. The project was first approved in September 2011 with a density range of 3-5 dwelling units per acre. Additionally, over 70 acres will be set aside for various types of open space and preservation areas where only 32 acres is required by Code. This information is being provided to you prior to submittal to El Paso County Development Services. Prior to any public hearing for this proposal, a notification of the time and place of the hearing will be sent to all adjacent property owners by the El Paso County Planning Department. At that time you will be provided with the El Paso contact information, the project 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.

The forthcoming submittal to El Paso County is specifically for the Phase 2 Preliminary Plan. The purpose of the Preliminary Plan is to provide the necessary information in graphic representation to serve as the proposed development of the property. This plan sets forth the development proposal and includes detailed uses, dimensional standards, lot layout, circulation patterns, landscaping and other important site improvements. In addition, there are traffic related deviation requests being submitted for review and approval that relate to intersection spacing and internal traffic patterns within the site. The site is presently vacant with several dirt access roads along with utility easements.

Please direct questions to:

William Guman & Associates, Ltd.
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

Thank you,
Bill Guman, President

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Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To <u>Fabian & Melissa Garcia</u>	
Street and Apt. No., or PO Box No. <u>13364 Silver Dr.</u>	
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To <u>Donald Dordy</u>	
Street and Apt. No., or PO Box No. <u>9540 Pomeroy Ct.</u>	
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To <u>Doreen & Aimee Thompson</u>	
Street and Apt. No., or PO Box No. <u>9520 Pomeroy Ct.</u>	
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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	\$0.49
Total Postage and Fees	\$3.84
Sent To <u>Steve & Brenda Schulz</u>	
Street and Apt. No., or PO Box No. <u>7755 Thatcher Ct.</u>	
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Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To <u>Ramon & Beth Garcia</u>	
Street and Apt. No., or PO Box No. <u>13811 Bandanero Dr.</u>	
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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	
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Total Postage and Fees \$3.84	07/12/2017
Sent To Meridian Ranch Investments, Inc.	
Street and Apt. No., or PO Box No. P.O. Box 80036	
City, State, ZIP+4® San Diego CA 92138	
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Extra Services & Fees (check box, add fee as appropriate)	
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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 \$0.49	
Total Postage and Fees \$3.84	07/12/2017
Sent To DTX Inc.	
Street and Apt. No., or PO Box No. 3575 Kenyon St.	
City, State, ZIP+4® San Diego, CA 92110	
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<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	
Total Postage and Fees \$3.84	07/12/2017
Sent To 935 Development Inc.	
Street and Apt. No., or PO Box No. P.O. Box 60223	
City, State, ZIP+4® Colorado Springs, CO 80949	
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<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	
Total Postage and Fees \$3.84	07/12/2017
Sent To Falcon School District #49	
Street and Apt. No., or PO Box No. 10850 E. Woodmen Rd.	
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<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	
Total Postage and Fees \$3.84	07/12/2017
Sent To Larry Vorhes	
Street and Apt. No., or PO Box No. 14450 E. Hwy 24	
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<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	
Total Postage and Fees \$3.84	07/12/2017
Sent To Plainview Properties, LLC	
Street and Apt. No., or PO Box No. 13908 Elbert Rd.	
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Postage \$0.49

Total Postage and Fees \$3.84

Sent To **MYRAS, LLC**

Street and Apt. No., or PO Box No. **300 Garden of the Gods Rd, Ste 103**

City, State, ZIP+4® **Colorado Springs, CO 80907**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To **C-M-D Developers Inc.**

Street and Apt. No., or PO Box No. **300 Garden of the Gods Rd, Ste 103**

City, State, ZIP+4® **Colorado Springs, CO 80907**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To **Lyle Arnold**

Street and Apt. No., or PO Box No. **13467 Silbert Dr.**

City, State, ZIP+4® **Peyton, CO 80831**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To **Church of Jesus Christ of Latter Day Saints**

Street and Apt. No., or PO Box No. **50 E. North Temple Fl. 22**

City, State, ZIP+4® **Salt Lake City, UT 84150**

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Postage \$0.49

Total Postage and Fees \$3.84

Sent To **Steve Dimmen & Kelly West**

Street and Apt. No., or PO Box No. **13316 Silbert Dr.**

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Postage \$0.49

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