



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



Notice to Adjacent Property Owners

October 5, 2018

See comment for notification letter for CS201 project.

Dear Property Owner,

This letter is being sent to you because ROI Property Group, LLC is proposing a land use project in El Paso County on 824+/- acres, currently zoned AG-35, south of Judge Orr Road and East of Curtis Road as shown on the attached Vicinity Map.

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 public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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 or in person at the public hearing for this proposal.

This proposal is for approval of a Rezone Plan from AG-35 to RR-2.5, Preliminary Plan, and Final Plat of the 824 Acre Curtis Road Subdivision. The proposed development intends to establish up to 149 single family residential lots and public, street rights-of-way, and a 20 acre commercial parcel. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

For questions specific to this project, please contact:

Bill Guman, RLA, ASLA
William Guman & Associates, Ltd.
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700 bill@guman.com

Thank you,


Bill Guman

Enclosures; Vicinity Map, Conceptual Plan

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Sent To *Roger Barnack, Andre Brandt & Scott*

Street and Apt. No., or PO Box No. *1585 Par X Road*

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Sent To *George Bunker*

Street and Apt. No., or PO Box No. *1377 State Rd. C*

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Postage \$0.55

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Sent To *Mark & Michele Robinson*

Street and Apt. No., or PO Box No. *7830 Curtis Rd*

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Adam O. Schrock*

Street and Apt. No., or PO Box No. *1990 Curtis Rd.*

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Johnny and Paula Rushing*

Street and Apt. No., or PO Box No. *1710 Curtis Rd.*

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Allen + Susan Sauder
Street and Apt. No., or PO Box No.: 1620 Curtis Rd.
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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	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Daniel C + Rocal Yvette
Street and Apt. No., or PO Box No.: 1880 Curtis Rd.
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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	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Meadows Lake Airport Assoc.
Street and Apt. No., or PO Box No.: 13623 Judge Carr Rd.
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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	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Mark Linnerud
Street and Apt. No., or PO Box No.: 1620 Curtis Rd.
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Sarah + Jonathan Perry
Street and Apt. No., or PO Box No.: 67 Little Mountain Rd.
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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	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Jay Bernstein
Street and Apt. No., or PO Box No.: 1950 Curtis Rd.
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Postage	\$0.55
Total Postage and Fees	\$4.05

Sent To: *Michael A. Rauenzahn*
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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	\$0.55
Total Postage and Fees	\$4.05

Sent To: *John L. McIntosh*
Street and Apt. No., or PO Box No. *8150 Curtis Rd.*
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Postage	\$0.55
Total Postage and Fees	\$4.05

Sent To: *Robert & Violet Medeiros*
Street and Apt. No., or PO Box No. *86030 Hoaha St.*
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.55
Total Postage and Fees	\$4.05

Sent To: *Nola J. Fields*
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.05

Sent To: *Robert SC Platt*
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☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Chandra A. Carter
 Street and Apt. No., or PO Box No. 8230 N. Curtis Rd.
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 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To J.D. Enghaus
 Street and Apt. No., or PO Box No. 14775 Judge Orr Rd.
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 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To EDW & MSW Trust
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Susan Hansen
 Street and Apt. No., or PO Box No. 8410 N. Curtis Rd.
 City, State, ZIP+4® Peyton Co 80831
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To Dorothy Ventimiglia Trust
 Street and Apt. No., or PO Box No. P.O. Box 618
 City, State, ZIP+4® Larkspur, Co 80118-0618
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$4.05
 Sent To William W. Milligan
 Street and Apt. No., or PO Box No. 8370 Curtis Rd.
 City, State, ZIP+4® Peyton, Co 80831-7903
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.55
Total Postage and Fees \$4.05
Sent To *Kevin O'Neil*
Street and Apt. No., or PO Box No. *P.O. Box 1385*
City, State, ZIP+4® *Colorado Springs, Co. 80901*
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.55
Total Postage and Fees \$4.05
Sent To *Joseph + Jeann Warner*
Street and Apt. No., or PO Box No. *6480 Curtis Rd.*
City, State, ZIP+4® *Peyton, Co 80831*
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.55
Total Postage and Fees \$4.05
Sent To *Robert Meadows Public Inc. Trust*
Street and Apt. No., or PO Box No. *970 Well Fargo Bank Corp TR Serv*
City, State, ZIP+4® *1445 Ross ave, 2nd floor Dallas, Tx 75202*
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Total Postage and Fees \$4.05
Sent To *Michael Smith*
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