



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 | ENTITLEMENT COORDINATION

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 OF A PROPOSED REZONE APPLICATION

Via USPS – Certified Mail

November 18, 2019

Dear Property Owner,

This letter is being sent to you because the Owners of the property known as **Meadow Lake Industrial Park** at North Curtis Road and Falcon Highway are proposing to rezone all 254 acres of their land from RR-5 (Rural Residential, 5 acres) to a mix of CS (Commercial Services), and I-2 (Light Industrial), with a GA-O (General Aviation – Overlay) zone on the entire site. The property had previously been approved for PUD (Planned Unit Development), but reverted back to RR-5 when the PUD zoning designation expired.

This information is being provided to you prior to a submittal to El Paso County. Please direct any questions pertaining to this rezone proposal to the referenced contact listed below. Prior to any public hearing on this proposal, a written notification of the time and place of the public hearing will be mailed to adjacent property owners by the El Paso County Development Services department. At that time, you will be provided with the El Paso County contact information, project file number, and the opportunity to respond either for, against, or expressing no opinion in writing or appear in person at the public hearing for this proposal.

This proposal is for approval of a Rezone map (RZP) from RR-5 to CS, I-2, and AG-O of the 254 acre Meadow Lake Industrial Park subdivision. The proposal development seeks to establish a mix of the CS and I-2 zone districts on the property, with a GA-O overlay for the entire site. The proposal is consistent with the master plan and the County's Land Development Code provisions for development of the adjacent *Meadow Lake Airport*.

For questions specific to this application 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.net

Thank you.

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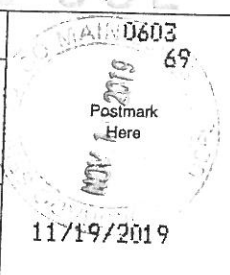
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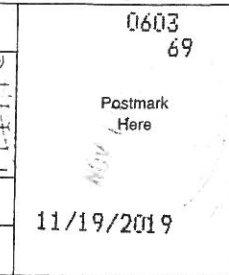
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Postage	\$0.55
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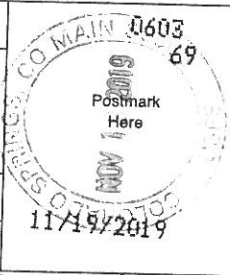
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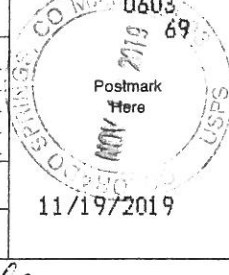
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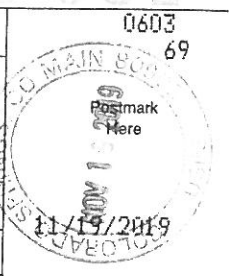
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Postage	\$0.55
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\$	\$4.05	
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Postage	\$0.55	11/19/2019
\$	\$0.55	
Total Postage and Fees	\$4.05	
\$	\$4.05	
Sent To	JD Enghaus	
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Postage	\$0.55	11/19/2019
\$	\$0.55	
Total Postage and Fees	\$4.05	
\$	\$4.05	
Sent To	EDW & MSW Trust	
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City, State, ZIP+4®	Peyton, Co 80831-1903	

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Postage	\$0.55	11/19/2019
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Total Postage and Fees	\$4.05	
\$	\$4.05	
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Postage	\$0.55	11/19/2019
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Street and Apt. No., or PO Box No.	P.O. Box 618	
City, State, ZIP+4®	Larkspur, Co 80118-0618	

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Postage	\$0.55	11/19/2019
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Total Postage and Fees	\$4.05	
\$	\$4.05	
Sent To	William W. Mellegar	
Street and Apt. No., or PO Box No.	8310 Curtis Rd.	
City, State, ZIP+4®	Peyton, Co 80831-1903	

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 COLORADO SPRINGS, CO 80901

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 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

Sent To *Kevin O'Neil*
 Street and Apt. No., or PO Box No. *P.O. Box 1385*
 City, State, ZIP+4® *Color Spns. Co. 80901*

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



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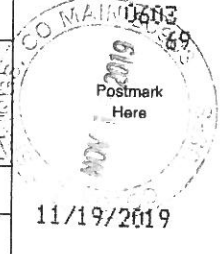
For delivery information, visit our website at www.usps.com.
 PEYTON, CO 80831

Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

Sent To *Jane Davis Living Trust*
 Street and Apt. No., or PO Box No. *9060 Elbert Rd.*
 City, State, ZIP+4® *Peyton, Co. 80831-8319*

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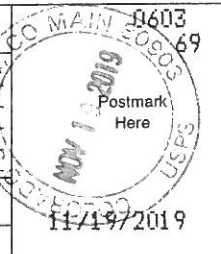
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 PEYTON, CO 80831

Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

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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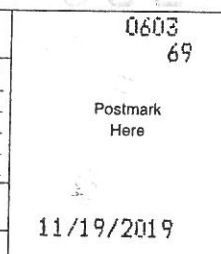
For delivery information, visit our website at www.usps.com.
 MANVEL, TX 77578

Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

Sent To *Faye Reynolds*
 Street and Apt. No., or PO Box No. *6634 Masters Rd.*
 City, State, ZIP+4® *Manvel TX 77578-4706*

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 DALLAS, TX 75202

Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

Sent To *Robert Meadows Public Tru*
 Street and Apt. No., or PO Box No. *60 Well Fargo Bank Corp TR serv*
 City, State, ZIP+4® *1445 Ross ave, 2nd floor Dallas TX 75202*

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 PEYTON, CO 80831

Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 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
 \$4.05
 Total Postage and Fees

Sent To *Michael Smith*
 Street and Apt. No., or PO Box No. *6440 Curtis Rd*
 City, State, ZIP+4® *Peyton, Co. 80831*

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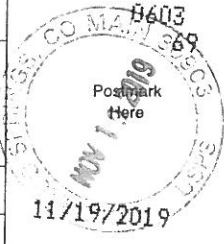


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Certified Mail Fee	\$3.50
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$4.05
Total Postage and Fees	\$4.05
\$	



Sent To *Wesley + Akiko Fairbanks*
 Street and Apt. No., or PO Box No. *12093 Merril Hts.*
 City, State, ZIP+4® *Peyton, Co. 80831*

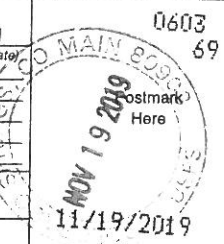
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Certified Mail Fee	\$3.50
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$4.05
Total Postage and Fees	\$4.05
\$	



Sent To *Kevin + Bonnie Helter*
 Street and Apt. No., or PO Box No. *4424 Southfork Dr.*
 City, State, ZIP+4® *Peyton, Co. 80831*

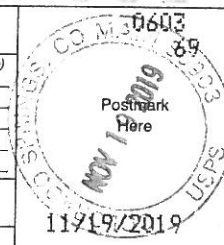
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Certified Mail Fee	\$3.50
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$4.05
Total Postage and Fees	\$4.05
\$	



Sent To *Miguel + Ana Guerra*
 Street and Apt. No., or PO Box No. *8006 Dyess St.*
 City, State, ZIP+4® *San Antonio TX 78227*

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