



William Guman
& Associates, Ltd.

Bill Guman, PLA, ASLA, APA | 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

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**AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION**



Notice to Adjacent Property Owners

January 31, 2022

Dear Property Owner,

This letter is being sent to you because Z Investments, LLC is proposing a land use project in El Paso County on 10.21+/- acres on Diamondback Drive as shown on the attached Vicinity Map.

Notice is being provided to you prior to a submittal to El Paso County in accordance with county requirements. Please direct any questions on the proposal to the referenced contacts below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to all 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.

The proposal is for approval of a Final Plat of a 10.21+/- acre subdivision. This will result from first combining two parcels (El Paso County TSNs 7132001007 and 7132001008) and reconfiguring an interior lot line. 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.

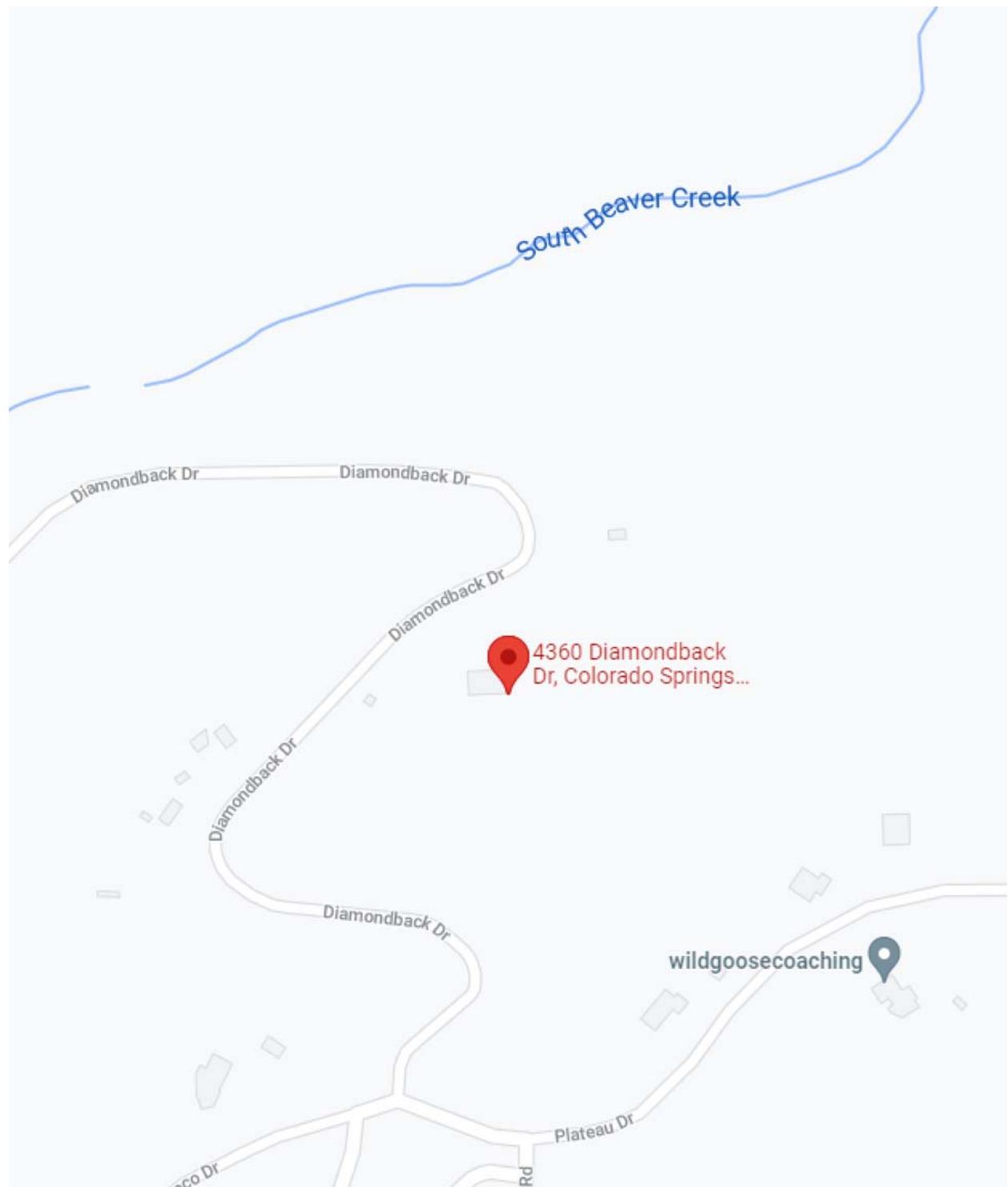
For questions specific to this project please contact:

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

Ryan Howser, Project Manager
Planning and Community Development Dept.
2880 International Circle, Ste. 110
Colorado Springs, CO 80910
(719) 520-6049 ryanhowser@elpasoco.com

Thank you,

Enclosures; Vicinity Map



7021 0350 0001 9106 4786

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$3.75	0603 21
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Postage \$0.58	Postmark Here
Total Postage and Fees \$4.33	02/01/2022
Sent To 72 RD #2, LLC	
Street and Apt. No., or PO Box No. 2138 Flying Horse Club Dr.	
City, State, ZIP+4® Colo. Spgs, Co. 80921	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postage \$0.58	Postmark Here
Total Postage and Fees \$4.33	02/01/2022
Sent To Ivan Koster	
Street and Apt. No., or PO Box No. 2569 Diamondback Dr.	
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Postage \$0.58	Postmark Here
Total Postage and Fees \$4.33	02/01/2022
Sent To Randy Redetzke	
Street and Apt. No., or PO Box No. 4170 Plateau Dr.	
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Postage \$0.58	Postmark Here
Total Postage and Fees \$4.33	02/01/2022
Sent To Jean Hammond	
Street and Apt. No., or PO Box No. 4110 Plateau Dr.	
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Total Postage and Fees \$4.33	02/01/2022
Sent To Charles Manley Dr.	
Street and Apt. No., or PO Box No. 2185 Coldstone Way	
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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 \$0.58	Postmark Here
Total Postage and Fees \$4.33	02/01/2022
Sent To Gary Edwin Doosen	
Street and Apt. No., or PO Box No. 1526 Rockview Dr.	
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