



April 22, 2022

Dear Property Owner:

This letter is being sent to you because Kristian and Christa Guntzelman are proposing a land use project in El Paso County at TBD Mountain Rd. The property is located adjacent to 9005 Mountain Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the 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 the adjacent property owners by the El Paso County Planning 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 questions specific to this project, please contact:

Brett Louk
SMH Consultants
411 S. Tejon St., Ste. I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Kristian & Christa Gunzelman
5381 Sugar Camp Road
Milford, OH 45150
513-722-4343
kristian.guntzelman@me.com

The site is 35.16 acres and is located at TBD Mountain Road, adjacent to 9005 Mountain Road. The site is currently zoned R-T. The applicant is also requesting to subdivide the site into six single family residential lots. The existing site consists of vacant land. A map of the site location has been included with this letter.

Sincerely,

A handwritten signature in cursive script that reads "Brett Louk".

Brett Louk, P.E.
SMH Consultants

Parcel Number	Property Location	Owner Name.1	Owner Name.2	Owner Name.3	Mailing Address		
8300000092	PIKES PEAK HWY	UNITED STATES GOVERNMENT	C/O GENERAL SERVICES ADMIN		WASHINGTON	DC	20405-0001
8322102024	8620 ASPENGLow LN	WUPPER BENJAMIN F	WUPPER SARAH A		8620 ASPENGLow LN	CASCADE	CO 80809-1014
8322200006	PIKES PEAK TOLL RD	AZCO PROPERTIES LLC			200 S WILCOX ST # 501	CASTLE ROCK	CO 80104-1913
8322200017	9005 MOUNTAIN RD	JENSEN DARLENE Z	MANNING LARRY LEE		9005 MOUNTAIN RD	CASCADE	CO 80809-1442
8322201005	8725 NAMPA RD	KMIEC KEITH LEONARD	KMIEC BRENDA S		8725 NAMPA RD	CASCADE	CO 80809
8322201009	8715 UTE RD	ACCEL PROPERTIES LLC			8156 E WADSWORTH BLVD #E-523	LITTLETON	CO 80128
8322201011	5375 KULSA RD	DICKEY ZACHARY MICHAEL	DICKEY NICOLE E		5375 KULSA RD	CASCADE	CO 80809
8322201012	5355 KULSA RD	ONIEL STEVE	ONIEL ELAINE		5355 KULSA RD	CASCADE	CO 80809-1345
8322201013	5325 KULSA RD	TRIEBES CARL J JR TRUSTEE	TRIEBES DONNA D TRUSTEE	TRIEBES LIVING TRUST	7 ROSE PETAL PL	SPRING	TX 77381-6182
8322204002	8720 NAMPA RD	WUPPER MICHAEL T	WUPPER AMANDA		8720 NAMPA RD	CASCADE	CO 80809-1301
8322206002	8665 ASPENGLow LN	ROBERSON ROBERT D	ROBERSON MARSHA D		1526 N FRANKLIN ST	COLORADO SPRINGS	CO 80907-7720

**GUNTZLEMAN PORCELAIN PINES
SUBDIVISION**

EL PASO COUNTY, COLORADO



PARCEL #832220009
WAYNE T MOHLER &
TRACY J BOOK-MOHLER

PARCEL #832220218
ARLYN & RENEE ALGRIM

PARCEL #832220017
DARLENE Z JENSEN
LARRY LEE MANNING

PARCEL #832220016
DARLENE Z JENSEN

PARCEL #830000092
UNITED STATES GOVERNMENT C/O
GENERAL SERVICES ADMINISTRATION

PARCEL #8322201013
CARL J JR & DONNA D
TRIEBES LIVING TRUST

PARCEL #8322201012
STEVE & ELAINE ONIEL

PARCEL #8322201011
ZACHARY MICHAEL &
NICOLE E DICKEY

PARCEL #8322201009
ACCELL PROPERTIES LLC

PARCEL #8322201005
KEITH LEONARD &
BRENDA S KMIEC

PARCEL #8322204001
ERIC JAMES &
MEGAN ELIZABETH BARTLETT
KELLY

PARCEL #8322204002
MICHAEL T &
AMANDA WUPPER

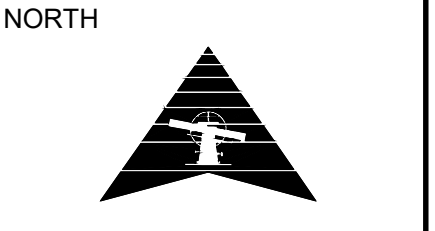
PARCEL #8322102024
BENJAMIN F &
SARAH A WUPPER

PARCEL #8322206002
ROBERT D & MARSHA D ROBERSON

PARCEL #8322200006
AZCO PROPERTIES LLC

PROJECT SITE

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00	



SCALE: 1" = 150'

PROJECT #: 2107-0307
CHECKED BY: BML
DRAWN BY: JME

DATE: 04/19/2022

SHEET # **1**

TOTAL SHEETS 1

VICINITY MAP

7020 1290 0002 0074 7249

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Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	Benjamin F Wupper Sarah A. Wupper 8620 Aspenglow Lane Cascade, CO 80809-1014

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

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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	United States Government C/O General Services Admin Washington, DC 20405-0001

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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	Darlene Jensen Larry Lee Manning 9005 Mountain Road Cascade, CO 80809-1442

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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	AZCO Properties LLC 200 S Wilcox Street #501 Castle Rock, CO 80104-1913

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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	ACCEL Properties LLC 8156 E Wadsworth Blvd #E-523 Littleton, CO 80128

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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ -53	
Total Postage and Fees \$ 7.33	
Sent To _____ Street and Apt. No. _____ City, State, ZIP+4	Keith Leonard Kmiec Brenda Kmiec 8725 Nampa Road Cascade, CO 80809

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Steve O'Neil
Elaine O'Neil
5355 Kulsa Road
Cascade, CO 80809-1345

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City, State, ZIP+4

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

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Sent To	

Zachary Michael Dickey
Nicole E. Dickey
5375 Kulsa Road
Cascade, CO 80809

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City, State, ZIP+4

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Carl J Triebes Jr
Donna D Triebes Trustee
Triebes Living Trust
7 Rose Petal Place
Spring, Tx 77381-6182

Street and Apt. No.
City, State, ZIP+4

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Michael T Wupper
Amanda Wupper
8720 Nampa Road
Cascade, CO 80809-1301

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

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Postmark
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Postage	\$.53
Total Postage and Fees	\$ 7.33
Sent To	

Robert D Roberson
Marsha D Roberson
1526 N Franklin Street
Colorado Springs, CO 80907-7720

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