



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

Re: Rezone – GWH, LLC  
APN 34120-00-026  
23218 State Highway 94

November 20, 2023

To Whom It May Concern:

This letter is being sent to you because **GWH, LLC** is proposing a land use project in El Paso County at the above referenced location. 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(s) noted 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 AND COMMUNITY DEVELOPMENT 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.

**LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner/applicant of the above referenced property in this application for a Site Rezone request (see attached Exhibit) from A-35 Agricultural to RR-5 Rural Residential for a proposed ten lot, 5 acre lots, subdivision. The owner's property consists of a total of 60.00 acres and is currently zoned A-35. Their request is to rezone the property to the RR-5 zone. This will be in keeping with the current adjacent land uses of rural residential.

This site is located on the North side of US Highway 94 approximately 1/8 mile East of Log Road. It has been and is being used as Rural Residential. Surrounding zones are mainly County RR-5m and A-35. The adjoining uses are Rural Residential.

The existing houses are being served by an existing well and septic systems. Electric service is provided by Mountain View Electric Association. Fire protection is being provided by ELLICOTT FIRE PROTECTION DISTRICT.

This application will be in complete conformance with the RR-5, rural residential zone and is a normal continuation of the development process as required by the County. There are no planned variance or waiver requests requested at this time, subject to EPC Development Services Land Use Code..

Owner: GWH, LLC  
Michael Butler, Mgr. 719-445-9195  
909 E. Panama St.  
Colo. Spgs, CO 80918

Applicant: LAND DEVELOPMENT CONSULTANTS, INC.  
Daniel L. Kupferer (719) 528-6133  
3898 Maizeland Road  
Colorado Springs, CO 80909

Thank you for your consideration,

**LDC, Inc. by Daniel L. Kupferer**  
dkupferer@ldc-inc.com

First-Class Mail® 1 \$0.66  
Letter

Calhan, CO 80808  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

70210350000163440570

Return Receipt \$3.55  
Tracking #:

9590 9402 7866 2234 4207 03

Total \$8.56

First-Class Mail® 1 \$0.66  
Letter

Calhan, CO 80808  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

70211970000191588782

Return Receipt \$3.55  
Tracking #:

9590 9402 7866 2234 4207 10

Total \$8.56

First-Class Mail® 1 \$0.66  
Letter

Calhan, CO 80808  
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Fri 11/24/2023

Certified Mail® \$4.35  
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Return Receipt \$3.55  
Tracking #:

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Total \$8.56

First-Class Mail® 1 \$0.66  
Letter

Calhan, CO 80808  
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Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

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Return Receipt \$3.55  
Tracking #:

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Total \$8.56

First-Class Mail® 1 \$0.66  
Letter

Calhan, CO 80808  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

70211970000191588812

Return Receipt \$3.55  
Tracking #:

9590 9402 8258 3094 1944 56

Total \$8.56

Grand Total: \$77.04



TEMPLETON  
4356 MONTEBELLO DR  
COLORADO SPRINGS, CO 80918-4330  
(800)275-8777

11/21/2023 03:57 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.66
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Colorado Springs, CO 80930  
Weight: 0 lb 0.50 oz  
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Fri 11/24/2023

Certified Mail® \$4.35  
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70183090000212459957

Return Receipt \$3.55  
Tracking #:

9590 9402 7481 2055 6215 35

Total \$8.56

First-Class Mail® Letter	1		\$0.66
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Calhan, CO 80808  
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Estimated Delivery Date  
Fri 11/24/2023

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Tracking #:

70210350000163440549

Return Receipt \$3.55  
Tracking #:

9590 9402 7866 2234 4206 73

Total \$8.56

First-Class Mail® Letter	1		\$0.66
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Colorado Springs, CO 80915  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

70210350000163440556

Return Receipt \$3.55  
Tracking #:

9590 9402 7866 2234 4206 80

Total \$8.56

First-Class Mail® Letter	1		\$0.66
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Calhan, CO 80808  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Fri 11/24/2023

Certified Mail® \$4.35  
Tracking #:

70210350000163440563

Return Receipt \$3.55  
Tracking #:

9590 9402 7866 2234 4206 97

Total \$8.56

7021 0350 0001 6344 0556

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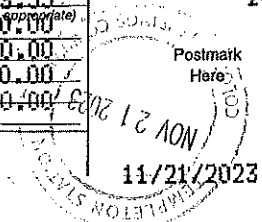
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Colorado Springs, CO 80915

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		\$3.55	24
Extra Services & Fees (check box, add fee as appropriate)			
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<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postage \$0.66  
 Total \$8.56



To: George Rathjen  
 23234 Highway 94  
 Colorado Springs, CO 80915

7021 0350 0001 6344 0549

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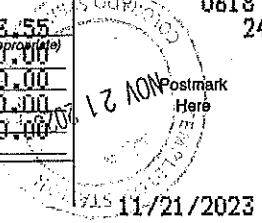
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<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postage \$0.66  
 Total \$8.56



To: Seth & Allison Milam  
 23226 Highway 94  
 Calhan, CO 80808

7018 3090 0002 1245 9957

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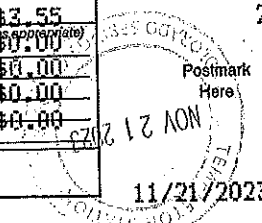
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<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postage \$0.66  
 Total \$8.56



To: Ron & Bobbie Stull  
 19890 Book Dr.  
 Colorado Springs, CO 80930

7021 1970 0001 9158 8805

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

Postage \$0.66

**\$8.56**

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Clifford Weir, Peake Imogene  
925 N Log Road  
Calhan, CO 80808

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

7021 1970 0001 9158 8812

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

Postage \$0.66

**\$8.56**

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Robert & Amy Bautista  
945 N Log Road  
Calhan, CO 80808

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

7021 1970 0001 9158 8762

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

Postage \$0.66

**\$8.56**

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Charles & Brenda Howarth Trust  
24115m McDaniels Road  
Calhan, CO 80808

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

Postage \$0.66

**\$8.56**

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Daly INC  
22855 Ian VW  
Calhan, CO 80808

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

Postage \$0.66

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Jeffrey & Annette Nichols  
23240 Highway 94  
Calhan, CO 80808

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

Postage \$0.66

**\$8.56**

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Nancy Aguirre & Ventura Ramirez  
22 S Ellicott Highway  
Calhan, CO 80808

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