



# William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001

Colorado Springs City Planning Commissioner 1992-1993

Pikes Peak 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

Licensed Landscape Architects  
American Society of Landscape Architects (ASLA)  
American Planning Association (APA)



## NOTICE OF PENDING APPLICATION FOR APPROVAL OF A SKETCH PLAN

June 1, 2023

Via USPS Certified Mail

Greetings,

As a neighbor to the **Esteban Rodriguez Subdivision, Judge Orr Road, Peyton, CO 80831**, you are receiving this **Public Notification Letter** to inform you of the property owner's pending application for approval of a *Sketch Plan* seeking subdivision of the property. This written notification informing you of this action is required by El Paso County.

The Esteban Rodriguez property occupies 493.21 acres intended to be subdivided with a request for rezoning from A-35 to *RR-2.5* and *RR-5.0 Rural Residential*. Several smaller parcels with frontage on Judge Orr Road are proposed as *CS-Commercial Services*.

The Sketch Plan to be submitted to El Paso County requests for review and approval of up to 144 single-family residential lots with a density of .29 dwellings per acre. Approximately 66.68 acres are proposed to be designated as public and private open space tracts, a public park, public trail easements, and buffer zones in areas adjacent to existing residential properties. All proposed internal roads are proposed as public.

Esteban Rodriguez retains ownership of all water rights; homes to be built within the proposed subdivision will be serviced via on-site wells and septic. A *Water Resources Report* has been completed by a local hydrologist and water attorney. The Report confirms that low-density residential development as proposed can be supported.

An 8-1/2x11 copy of a *Zoning Map* and *Vicinity Map* is attached to this letter. A full-scale Sketch Plan which can be publicly viewed will be submitted to the County in July, 2023. You will also be informed of Public Hearings to be scheduled subsequently.

Questions may be directed to **William Guman & Associates, Ltd.**, 719-633-9700, [bill@guman.net](mailto:bill@guman.net) or El Paso County Development Review, Kari Parsons, Project Manager, 719-520-6306, [kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)

Thank you.

Attachment; Esteban Rodriguez Subdivision Sketch Plan SKP1.1

7022 2410 0001 9969 0547

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Peñon, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *David Fitzpatrick*  
Street and Apt. No., or PO Box No. *1325 Judge Orr Rd*  
City, State, ZIP+4® *Peñon Co. 80831-8567*

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

7022 1670 0000 9072 1183

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Colorado Springs, CO 80909

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *Dwaine Lee Simon*  
Street and Apt. No., or PO Box No. *2039 W. Academy Blvd*  
City, State, ZIP+4® *Colo. Springs, Co. 80909*

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

7022 1670 0000 9072 1206

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Colorado Springs, CO 80921

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *Daniel Carlos Jr.*  
Street and Apt. No., or PO Box No. *1083 Buckley Road Place*  
City, State, ZIP+4® *Colo Springs, Co. 80921*

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

7022 2410 0001 9969 7140

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Peñon, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *Andrew Townsend*  
Street and Apt. No., or PO Box No. *16360 Judge Orr Rd.*  
City, State, ZIP+4® *Peñon Co. 80831*

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

7022 1670 0000 9072 1176

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Peñon, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *Adam C. Haggerty*  
Street and Apt. No., or PO Box No. *13365 Judge Orr Rd.*  
City, State, ZIP+4® *Peñon Co. 80831*

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

7022 1670 0000 9072 1190

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Fernandina Beach, FL 32034

**OFFICIAL USE**

Certified Mail Fee \$4.15  
\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
\$

Total Postage and Fees \$4.78  
\$

Sent To *Walker Blount*  
Street and Apt. No., or PO Box No. *605 Ocean Club Court*  
City, State, ZIP+4® *Fernandina Beach FL 32034*

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

7022 2410 0001 9969 7065

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Peyton, CO 80831

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 06/01/2023

Sent To *Laurel M. Vickers*  
 Street and Apt. No., or PO Box No. *1690 Sagecreek Rd*  
 City, State, ZIP+4® *Peyton, Co 80831-7910*

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

7022 2410 0001 9969 7119

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Eugene, OR 97041

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 JUN 01 2023

Sent To *Gorilla Capital Co.*  
 Street and Apt. No., or PO Box No. *1542 High Street*  
 City, State, ZIP+4® *Eugene, OR 97041*

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

7022 2410 0001 9969 7133

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Colorado Springs, CO 80907

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 06/01/2023

Sent To *Charlotte A. Howard*  
 Street and Apt. No., or PO Box No. *3732 Newfield Dr.*  
 City, State, ZIP+4® *Co. Springs, Co. 80907-785*

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

7022 2410 0001 9969 7072

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Peyton, CO 80831

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 06/01/2023

Sent To *JWK Trust*  
 Street and Apt. No., or PO Box No. *1690 Sagecreek Rd*  
 City, State, ZIP+4® *Peyton, Co. 80831-7910*

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

7022 2410 0001 9969 7102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Peyton, CO 80831

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 06/01/2023

Sent To *7120 SUDIEV LLC*  
 Street and Apt. No., or PO Box No. *7120 Falcon Drassy Hgts*  
 City, State, ZIP+4® *Peyton, Co 80831-7915*

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

7022 2410 0001 9969 7126

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
 Peyton, CO 80831

Certified Mail Fee \$4.15  
 \$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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 06/01/2023

Sent To *Jane DeLoe Living Trust*  
 Street and Apt. No., or PO Box No. *1060 Albert Rd*  
 City, State, ZIP+4® *Peyton, Co 80831-8319*

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



7022 2410 0001 9969 7089

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Fountain, CO 80817

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 JUN 01 2023  
 COLORADO SPRINGS, CO 80903

Sent To *Nicholas Byard*  
 Street and Apt. No., or PO Box No. *1883 Norton Drive*  
 City, State, ZIP+4® *Fountain Blvd. 80817-148*

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

7022 2410 0001 9969 7034

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Peyton, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 2023  
 COLORADO SPRINGS, CO 80903

Sent To *Lance Erickson*  
 Street and Apt. No., or PO Box No. *16520 Sagecreek Rd.*  
 City, State, ZIP+4® *Peyton, Co 80831-7919*

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

7022 2410 0001 9969 7010

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Peyton, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 JUN 01 2023  
 COLORADO SPRINGS, CO 80903

Sent To *James C. Costa*  
 Street and Apt. No., or PO Box No. *16440 Sagecreek Rd.*  
 City, State, ZIP+4® *Peyton, Co. 80831-7923*

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

7022 2410 0001 9969 7096

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Peyton, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 2023  
 COLORADO SPRINGS, CO 80903

Sent To *Jonathan David Oldja*  
 Street and Apt. No., or PO Box No. *12444 Pine Valley Cir.*  
 City, State, ZIP+4® *Peyton Co. 80831-4101*

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

7022 2410 0001 9969 7041

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Peyton, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 2023  
 COLORADO SPRINGS, CO 80903

Sent To *Jacob S. ...*  
 Street and Apt. No., or PO Box No. *16520 Sagecreek Rd.*  
 City, State, ZIP+4® *Peyton Co. 80831-7919*

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

7022 2410 0001 9969 7027

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Peyton, CO 80831

**OFFICIAL USE**

Certified Mail Fee \$4.15  
 \$  
 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 \$0.63  
 Total Postage and Fees \$4.78

Postmark Here  
 JUN 01 2023  
 COLORADO SPRINGS, CO 80903

Sent To *James R. Dagan*  
 Street and Apt. No., or PO Box No. *16480 Sagecreek Rd.*  
 City, State, ZIP+4® *Peyton, Co. 80831-7923*

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

