



**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**

**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**

October 5, 2018

See comments for  
CS201 project.

Dear Property Owner,

This letter is being sent to you because ROI Property Group, LLC is proposing a land use project in El Paso County on 824+/- acres, currently zoned AG-35, south of Judge Orr Road and East of Curtis Road as shown on the attached Vicinity Map.

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 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 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.

This proposal is for approval of a Rezone Plan from AG-35 to RR-2.5, Preliminary Plan, and Final Plat of the 824 Acre Curtis Road Subdivision. The proposed development intends to establish up to 149 single family residential lots and public, street rights-of-way, and a 20 acre commercial parcel. 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**  
**William Guman & Associates, Ltd.**  
**731 North Weber Street, Ste. 10**  
**Colorado Springs, CO 80903**  
**(719) 633-9700** [bill@guman.com](mailto:bill@guman.com)

Thank you,

  
Bill Guman

Enclosures; Vicinity Map, Conceptual Plan

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Postage \$0.55

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Sent To *Britt I Haley*

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Roger Barnack, Andre Brandt & Scott*

Street and Apt. No., or PO Box No. *1585 Par X Road*

City, State, ZIP+4® *Colo. Spgs, Co 80908-1534*

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *George Bunker*

Street and Apt. No., or PO Box No. *1377 State Rd. C*

City, State, ZIP+4® *Richland Mo 65556-7945*

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Mark & Michele Robinson*

Street and Apt. No., or PO Box No. *7830 Curtis Rd*

City, State, ZIP+4® *Peyton, Co 80831-7921*

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To *Adam O. Schrock*

Street and Apt. No., or PO Box No. *1990 Curtis Rd.*

City, State, ZIP+4® *Peyton Co 80831-7921*

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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

Total Postage and Fees \$4.05

Sent To *Johnny and Paula Rushing*

Street and Apt. No., or PO Box No. *1710 Curtis Rd.*

City, State, ZIP+4® *Peyton Co 80831-7922*

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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	\$0.55	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Allen + Susan Sauder  
Street and Apt. No., or PO Box No.: 1620 Curtis Rd.  
City, State, ZIP+4®: Peyton, Co 80831-7922  
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Certified Mail Fee	\$3.50	0603 69 Postmark Here NOV 19 2019
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Daniel C + Rocal Yvette  
Street and Apt. No., or PO Box No.: 1880 Curtis Rd.  
City, State, ZIP+4®: Peyton, Co 80831-7921  
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Meadows Lake Airport Assoc.  
Street and Apt. No., or PO Box No.: 13623 Judge Carr Rd.  
City, State, ZIP+4®: Peyton, Co 80831-2400  
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Mark Linnerud  
Street and Apt. No., or PO Box No.: 1620 Curtis Rd.  
City, State, ZIP+4®: Peyton, Co 80831-7922  
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DANIEL, WY 83115

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<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	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Sarah + Jonathan Perez  
Street and Apt. No., or PO Box No.: 67 Little Mountain Rd.  
City, State, ZIP+4®: Daniel, WY 83115  
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<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	
Total Postage and Fees	\$4.05	11/19/2019

Sent To: Jay Bernstein  
Street and Apt. No., or PO Box No.: 1950 Curtis Rd.  
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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	\$0.55
Total Postage and Fees	\$4.05

Sent To: Michael A. Rauenzahn  
Street and Apt. No., or PO Box No. 8110 N. Curtis Rd.  
City, State, ZIP+4® Peyton Co 80831-7903

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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	\$0.55
Total Postage and Fees	\$4.05

Sent To: John L. McIntosh  
Street and Apt. No., or PO Box No. 8150 Curtis Rd.  
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<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
Total Postage and Fees	\$4.05

Sent To: Robert & Violet Medeiros  
Street and Apt. No., or PO Box No. 86030 Hoaha St.  
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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
Total Postage and Fees	\$4.05

Sent To: Nola J. Fields  
Street and Apt. No., or PO Box No. 8190 Curtis Rd.  
City, State, ZIP+4® Peyton Co 80831-7903

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<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
Total Postage and Fees	\$4.05

Sent To: Rodolfo Escobedo  
Street and Apt. No., or PO Box No. 10075 Burgess Rd.  
City, State, ZIP+4® Calo. Springs, Co. 80908-4147

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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	\$0.55
Total Postage and Fees	\$4.05

Sent To: Robert SC Platt  
Street and Apt. No., or PO Box No. 8070 Curtis Rd.  
City, State, ZIP+4® Peyton Co. 80831-7921

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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 \$0.55

Total Postage and Fees \$4.05

Sent To *Chandra A. Carter*  
 Street and Apt. No., or PO Box No. *8230 N. Curtis Rd.*  
 City, State, ZIP+4® *Peyton, Co 80831*

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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 \$0.55

Total Postage and Fees \$4.05

Sent To *J.D. Enghaus*  
 Street and Apt. No., or PO Box No. *14775 Judge Orr Rd.*  
 City, State, ZIP+4® *Peyton Co 80831-8424*

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Extra Services & Fees (check box, add fee as appropriate)

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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 \$0.55

Total Postage and Fees \$4.05

Sent To *EDW & MSW Trust*  
 Street and Apt. No., or PO Box No. *8320 Curtis Rd.*  
 City, State, ZIP+4® *Peyton, Co 80831-7903*

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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

Total Postage and Fees \$4.05

Sent To *Susan Hansen*  
 Street and Apt. No., or PO Box No. *8410 N. Curtis Rd.*  
 City, State, ZIP+4® *Peyton Co 80831*

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LARKSPUR, CO 80118

Certified Mail Fee \$3.50

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

Total Postage and Fees \$4.05

Sent To *Dorothy Ventimiglia Trust*  
 Street and Apt. No., or PO Box No. *P.O. Box 618*  
 City, State, ZIP+4® *Larkspur, Co 80118-0618*

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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

Total Postage and Fees \$4.05

Sent To *William W. Milligan*  
 Street and Apt. No., or PO Box No. *8390 Curtis Rd.*  
 City, State, ZIP+4® *Peyton, Co 80831-7903*

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**COLORADO SPRINGS, CO 80901**

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

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

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7018 0680 0001 3045 5754

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**PEYTON, CO 80831**

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

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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7018 1830 0001 4915 7410

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**PEYTON, CO 80831**

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

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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7018 1830 0001 4915 7113

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**MANVEL, TX 77578**

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

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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7018 1830 0001 4915 7403

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**DALLAS, TX 75202**

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

Sent To *Robert Meadows Public Inc. Trust*  
 Street and Apt. No., or PO Box No. *970 Well Fargo Bank Corp TR Serv*  
 City, State, ZIP+4® *1445 Ross ave, 2nd floor Dallas, Tx 75202*

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7018 0680 0001 3045 5730

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**PEYTON, CO 80831**

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

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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7434 1000 0000 1830 2018

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**OFFICIAL USE**

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
Total Postage and Fees	\$4.05

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

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**OFFICIAL USE**

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
Total Postage and Fees	\$4.05

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

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6864 1000 0000 1830 2018

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**OFFICIAL USE**

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
Total Postage and Fees	\$4.05

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

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