

**(NOTICE TO ADJACENT PROPERTY OWNERS)**  
**Minor Subdivision**

This letter is being sent to you because Shawn Shaffer, Home Run Restorations, Inc. (Owner) and Alessi and Associates, Inc (consultants) are proposing a land use project in El Paso County at the attached subject property (see attached 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(s).

OWNERS: Home Run Restorations, Inc.  
5090 Wileys Road  
Peyton, CO 80831-7447  
hhrestorations@gmail.com

CONSULTANT: Alessi and Associates, Inc.  
Joseph Alessi PLS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
719-540-8832(office) (fax) 719-540-2781  
[jalessi@alessi3a.com](mailto:jalessi@alessi3a.com)

SITE LOCATION: Property Address: 3050 Curtis Road  
Zoned RR-5 Rural Residential District  
The SE1/4 NW1/4 of Sec 33,  
T13S, R64W of the 6<sup>th</sup> P.M.,  
El Paso County, Colorado  
2.75 miles North of the intersection of  
Highway 94 and Curtis Road.

REQUEST: Currently 40.00 Acres. Subdivision will comprise of 4 Lots.

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 this proposal.

**LIST of ADJACENT PROPERTY OWNERS - 3050 N. Curtis Road**

**Scribner Judith L.**  
**15910 Willie Lane**  
**Peyton, CO 80831**  
Parcel # 4300000559                      Zoned RR-5   120.00 Ac

**Solberg Living Trust**  
**2550 Slocum Road**  
**Peyton, CO 80831**  
Parcel # 4300000558                      Zoned RR-5   40.00 Ac

**Dozier Jo Ellen & William B**  
**3250 Curtis Road**  
**Peyton, CO 80831**  
Parcel # 4333003001                      Zoned A-35   35.02 Ac

**Stuber William R & Margaret**  
**3130 Curtis Road**  
**Peyton, CO 80831**  
Parcel # 4333000021                      Zoned RR-5   40.00 Ac

**Solberg Kathleen S**  
**2620 Curtis Road**  
**Peyton, CO 80831**  
Parcel # 4333000013                      Zoned RR-5   40.00 Ac

**Abernethy Denise**  
**P.O. Box 77137**  
**Colorado Springs, CO 80970**  
Parcel # 4334002007                      Zoned A-5   4.75 Ac

**Swaffar Vernon E & Cheryl M**  
**3025 Curtis Road**  
**Peyton, CO 80831**  
Parcel # 4334002008                      Zoned A-5   4.75 Ac

**Christie Cory A**  
**14825 Patton Drive**  
**Peyton, CO 80831**  
Parcel # 4334002009                      Zoned A-5   4.75 Ac

**Orth Shauna L**  
**14870 Patton Drive**  
**Peyton, CO 80831**  
Parcel # 4334001001                      Zoned A-5   6.26 Ac



4300000559

4334001001

Patton Dr

4334002009



4334002008

4334002007



4300000558

4333000003  
Subject Property

4333000013

4333003001

4333000021



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Sent To *Dozier Jo Ellen & William*  
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 City, State, ZIP+4 *Peyton CO 80831*

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Sent To *Solberg Kathleen*  
 Street, Apt. No.; or PO Box No. *2020 Curtis Rd*  
 City, State, ZIP+4 *Peyton CO 80831*

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Sent To *Abernethy Denise*  
 Street, Apt. No.; or PO Box No. *PO Box 77137*  
 City, State, ZIP+4 *Colorado Springs 80970*

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Sent To *Solberg Living Trust*  
 Street, Apt. No.; or PO Box No. *2950 Stetum Road*  
 City, State, ZIP+4 *Peyton CO 80831*

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Sent To *Stuben William & Margaret*  
 Street, Apt. No.; or PO Box No. *3130 Curtis Rd*  
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Sent To *Swan Star Vernon & Cheryl*  
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 City, State, ZIP+4 *Peyton CO 80831*

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7013 3020 0000 1702 6947  
 7013 3020 0000 1702 6916  
 7013 3020 0000 1702 6886

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Sent To *Christie Cony*  
 Street, Apt. No.;  
 or PO Box No. *14825 Patton Drive*  
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 or PO Box No. *14870 Patton Drive*  
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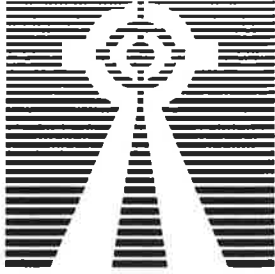
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 Street, Apt. No.;  
 or PO Box No. *15910 Willie Lane*  
 City, State, ZIP+4 *PEYTON CO 80831*  
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7013 3020 0000 1702 6954  
 7013 3020 0000 1702 6862

6289 2017 0000 020E E702

**ALESSI**  
AND ASSOCIATES, INC.



January 29, 2019

## Letter of Intent

**Minor Subdivision**  
**3050 N. Curtis Road**

**OWNER:** *Shawn Shaffer*  
*Home Run Restorations, Inc.*  
3050 N. Curtis Road  
Peyton, CO 80831

**CONSULTANT:**

Joseph Alessi PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832                      fax# 719-540-2781

**SITE LOCATION:**

Property Address: 3050 N. Curtis Road, Peyton, CO  
Property currently is a vacant site... The existing land uses in the area are of rural residential/agriculture sites. The Four Lot subdivision proposes the use of wells and septic systems. Curtis Road provides legal access to the site and an existing gravel road along the North boundary line provides access to property owners West of the subject property. The site is comprised of 40 Acres more or less. Two and half miles North of the intersection of Highway 94 and Curtis Road.

*Legal description* – The Southeast Quarter Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M., El Paso County, Colorado.

**ZONING:**

Parcel # 4333000003 is currently zoned  
RR-5 – Rural Residential District.

# **ALESSI and ASSOCIATES, Inc.**

Letter of Intent  
Page 2  
3050 N. Curtis Road

## ***REQUEST:***

1. Request to subdivide into four Lots comprised of proposed Lot 1 = 5.11 Acres, Lot 2 = 5.05 Acres, Lot 3 = 5.04 Acres and Lot 4 = 19.76 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Point a proposed roadway off Curtis Road will provide access to the proposed Lots along with continued access West of the subject property. Overhead and underground utility lines located along Curtis Road provide electrical and communication service to the site.

## ***JUSTIFICATION:***

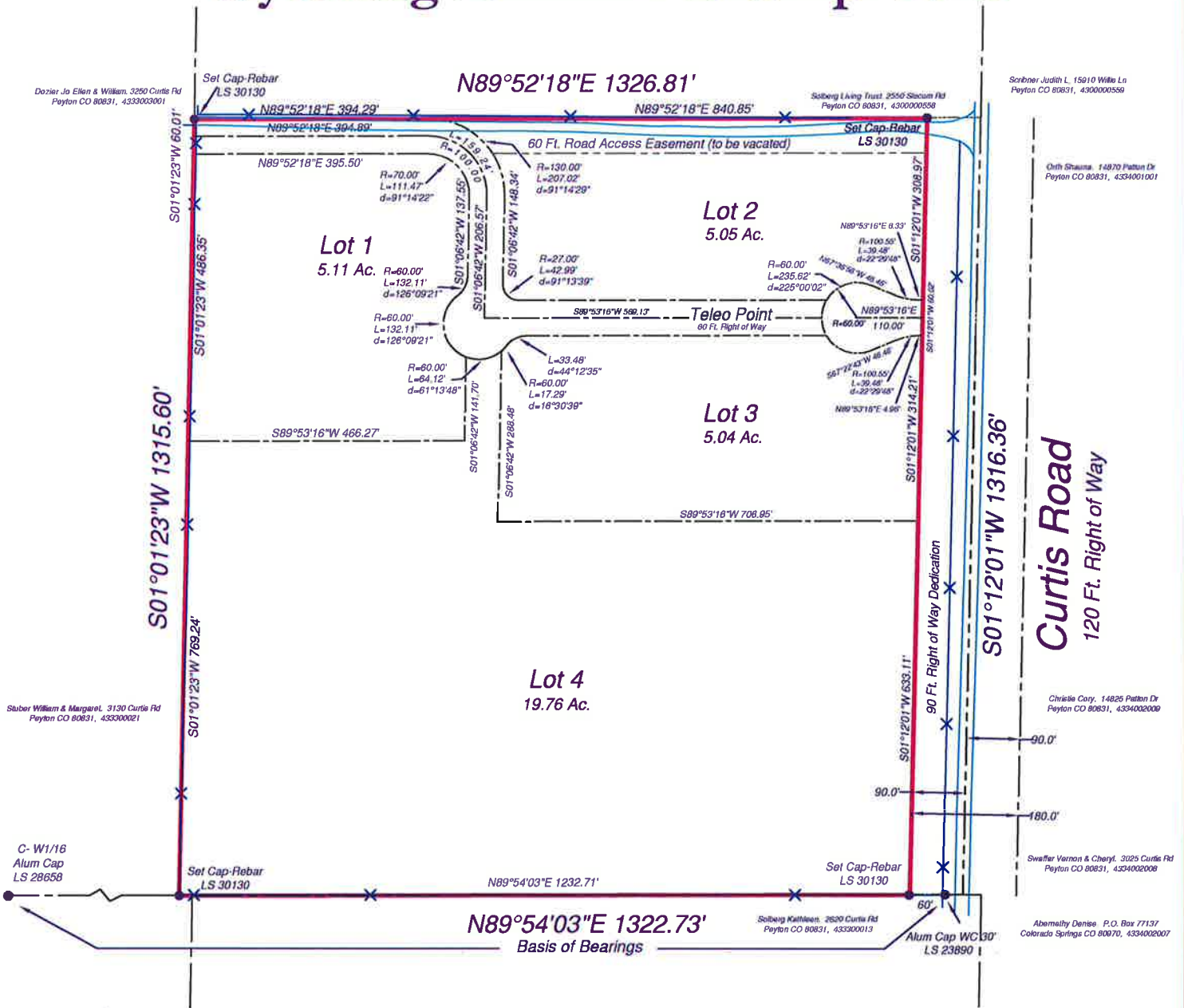
2. The property is Zoned RR-5. The request complies with the current zoning and the 2003 Highway 94 Comprehensive Plan. The plan identifies future land use and a major transportation corridor plan. Residential/rural properties are desirable for future growth within the current employment opportunities, schools and shopping available within the area. Utility services, transportation, availability to dependable ground water supply, soil types acceptable for septic system and structural foundations fits within the guidelines and implementation of the Comprehensive Plan. Curtis Road connects the Falcon area to Schriever Air Force Base traffic. Curtis Road is designated as a High Type Pavement (Arterial). Proposed Teleo Point is located in line with Patton Drive East across Curtis Road.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted  
On behalf of the property owner

  
Joseph Alessi PLS

# Wyoming Estates - Concept Plan



## Legal Description

SE1/4 NE1/4, Section 33, T13S, R64W of the 6th P.M., County of El Paso, State of Colorado.

PREPARED BY:



**ALESSI and ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

PURPORTED STREET ADDRESS:

3050 Curtis Road  
Peyton, CO 80831