

## Ryan Howser

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**From:** Ryan Howser  
**Sent:** Friday, March 3, 2023 4:08 PM  
**To:** bill@guman.net  
**Subject:** RE: Saddlehorn Ranch Filing 2 Fifth Submittal Comments

Bill,

That is unfortunate to hear. As you know, it is always a pleasure of mine to work with you and your team. No consultant can guarantee an approval date for a development, so I hope the decision to switch consultants wasn't made under the predication that another consultant could guarantee such an approval.

We will try to get Filing 2 closed out as soon as we can, and I will continue to look forward to working with you on our other projects.

Thanks

Ryan

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**From:** bill@guman.net <bill@guman.net>  
**Sent:** Friday, March 3, 2023 1:09 PM  
**To:** Ryan Howser <RyanHowser@elpasoco.com>  
**Subject:** RE: Saddlehorn Ranch Filing 2 Fifth Submittal Comments

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Thank you for the offer to attend, Ryan. I have asked Bryan Law/JR Engineering to arrange to meet with engineering staff.

Unfortunately, effective this morning (after I emailed you) Guman was terminated by our client from Saddlehorn Ranch Filings 3, 4, and 5 (we are still contracted to wrap up Filing 2). Our client indicated since we are unable to "guarantee" when approvals will be received on work already submitted by Guman he is moving onto another consultant who apparently is able to. The irony is that all entitlement work has already been completed, submitted, and is under review – we're 95% there.

Will let you know when Bryan schedules to meet with staff next week.

Thanks,  
Bill

**Bill Guman, PLA, ASLA, APA**

**URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION**

**William Guman & Associates, Ltd.**

**731 North Weber Street, Suite 10**

**Colorado Springs, CO 80903**

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**From:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>  
**Sent:** Friday, March 3, 2023 12:58 PM  
**To:** Bill Guman <[bill@guman.net](mailto:bill@guman.net)>  
**Cc:** 'Bryan Law' <[blaw@jrengineering.com](mailto:blaw@jrengineering.com)>; 'Jeff Hodsdon' <[jeff@lsctrans.com](mailto:jeff@lsctrans.com)>; 'Ed Morgan' <[ed@guman.net](mailto:ed@guman.net)>; Charlene Durham <[CharleneDurham@elpasoco.com](mailto:CharleneDurham@elpasoco.com)>; Meggan Herington <[MegganHerington@elpasoco.com](mailto:MegganHerington@elpasoco.com)>; Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; Christina Prete <[ChristinaPrete@elpasoco.com](mailto:ChristinaPrete@elpasoco.com)>  
**Subject:** RE: Saddlehorn Ranch Filing 2 Fifth Submittal Comments

Bill,

If you need me in the meeting, I will be unable to attend at the time that has been requested since I do not work on Mondays. Planning Division has no comments on this project at this time and the only remaining outstanding issues are engineering/stormwater related and the water finding which is likely being worked out as we speak. I don't mind being included in the meeting if you think it is necessary that I attend; however, it will need to be for a different day. Please allow our staff an opportunity to coordinate to find a good day and time for all of us to meet. The engineers are out on Fridays so I can't guarantee that they will be agreeable to a meeting in the morning on Monday that they weren't aware of until just a few hours beforehand. Charlene appears to be available and I am sure she is willing to meet to discuss comments but I do not wish to speak for her in case she has a commitment I am not aware of. I do know EPC Stormwater is still in the process of reviewing and they have not returned their comments yet, but I am not sure how far along they are. I've copied Charlene and Christina on this email and I will defer to their schedules. If you are comfortable meeting with them and they are agreeable to a Monday meeting, they may either accept the meeting Bryan sent out or request a different time. Otherwise, if you would like my assistance in scheduling the meeting and my attendance, I can get something set up on Tuesday.

Elizabeth will be out of the office for the next two weeks so I have copied Jeff Rice in case he would like to be involved. I am hoping we can get things resolved quickly so we can move this project along.

Thanks,

Ryan

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**From:** [bill@guman.net](mailto:bill@guman.net) <[bill@guman.net](mailto:bill@guman.net)>  
**Sent:** Friday, March 3, 2023 11:19 AM  
**To:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>  
**Cc:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Meggan Herington <[MegganHerington@elpasoco.com](mailto:MegganHerington@elpasoco.com)>; 'Bryan Law' <[blaw@jrengineering.com](mailto:blaw@jrengineering.com)>; 'Jeff Hodsdon' <[jeff@lsctrans.com](mailto:jeff@lsctrans.com)>; 'Ed Morgan' <[ed@guman.net](mailto:ed@guman.net)>  
**Subject:** Saddlehorn Ranch Filing 2 Fifth Submittal Comments  
**Importance:** High

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Good morning, Ryan – attached is a copy of engineering staff’s review comments (Fifth Submittal) we downloaded this morning from EDARP for **Saddlehorn Ranch Filing 2 Final Plat**. We highlighted the few items that may trigger yet a Sixth Submittal. These last few comments appear to be either “new” or appear redundant between reviewers (e.g., see the items pertaining to the mail kiosk). Our own project engineer (JR Engineering) personally met with engineering staff on 01/22/23 [see their email copied below] to review the last round of comments and had come to a mutual agreement on how to address them – but we are still receiving new comments.

We have directed *JR Engineering* and *LSC Traffic Consultants* to follow-up with Jeff Rice/Charlene Durham immediately and to walk-through their responses for remaining items; we cannot afford another 14-21 day staff review cycle for a Sixth Resubmittal.

As we shared with you previously our client for Saddlehorn is in a holding pattern and cannot close on lots in Filing 2 without an approved Final Plat. Our client also cannot close on an \$11M bond issuance for Saddlehorn infrastructure and faces penalties with investors until the Filing 2 Final Plat is approved and recorded. Saddlehorn Filings 3 and 4 Final Plats have been submitted to EDARP for review and the submittal of Filing 5 is imminent. We cannot afford a repeat of what we’re experiencing with Fil. 2.

Ryan, you have always been very helpful and responsive to all our inquiries (thank you), and we need your help now. We welcome any opportunity to meet with you, Meggan, Elizabeth, or whoever to ensure the Filing 2 Final Plat is approved ASAP. After 3+ years of working with *numerous* staff on Saddlehorn Ranch – from Rezoning and Preliminary Plans, to Development Plans, and now Final Plats (every application received *unanimous* BoCC approval) we are in the home stretch. The Final Plat for Filing 1 was relatively simple to get approved, but we just can’t seem to get there with Filing 2. We know Saddlehorn Ranch is a large application, but it’s frustrating and shouldn’t be this complicated.

Thank you for your much-needed assistance.

Bill

**Bill Guman, PLA, ASLA, APA**

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**William Guman & Associates, Ltd.**

**731 North Weber Street, Suite 10**

**Colorado Springs, CO 80903**

**[www.GumanLtd.com](http://www.GumanLtd.com) Office: (719) 633-9700**

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**From:** Bryan Law <[blaw@jrengineering.com](mailto:blaw@jrengineering.com)>

**Sent:** Friday, March 3, 2023 9:27 AM

**To:** [bill@guman.net](mailto:bill@guman.net)

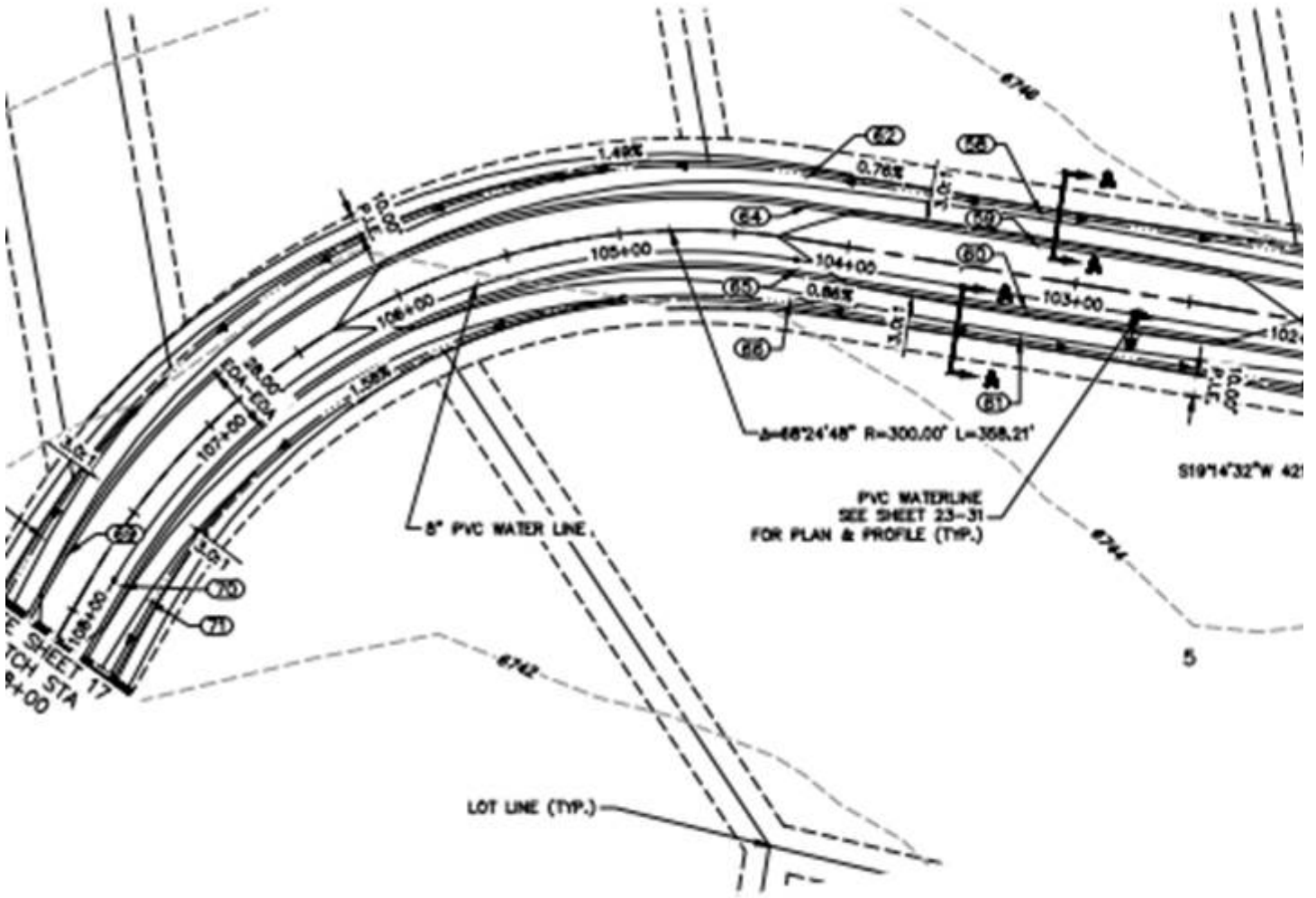
**Cc:** Ed Morgan <[ed@guman.net](mailto:ed@guman.net)>

**Subject:** RE: Saddlehorn Ranch Filings

I do not know what they have in mind....we had a meeting with them on Jan 12 to go over the comments. The frustrating thing is, for example, the one plat comment received pertaining to the kiosk (drainage) easement .....first off this was not a comment on the plat but on the CD’s (see below response). We distinctly say this will be done on Filing 3 because we can’t put an easement off the Filing. This was discussed in the meeting and understood by all parties.

Will just see how the other comments are.

I suspect once we get the remaining comments we will have a meeting with the reviewers, again. We could have cleared this with a phone call from the reviewer....one comment.



**Bryan Law, PE | Client Manager**  
**JR Engineering, LLC**  
 5475 Tech Center Drive, Suite 235  
 Colorado Springs, CO 80919  
 Office: (303)-267-6254 | Cell: (719)-964-6406  
 Email: [blaw@jrengineering.com](mailto:blaw@jrengineering.com)