

**ADJACENT OWNERS LIST**

ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PETER J. HAGEN	PETER J. HAGEN	704 SILVER OAK GROVE COLORADO SPRINGS, CO 80906
2	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
3	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
4	STATIC LINE, LLC	RUSTY R. RUNZELMAN	14980 STAPLETON DRIVE CALHAN, CO 80808
5	JANE DAVIS LIVING TRUST	JANE DAVIS	9060 ELBERT ROAD PEYTON, CO 80831
6	J. D. ENCHAUS	J. D. ENCHAUS	14775 JUDGE ORR ROAD PEYTON, CO 80831
7	WILLIAM R. BUNN	WILLIAM R. BUNN	26531 SARATOGA AVENUE BIG PINE KEY, FL 33043
8	DANIEL R. & TAMMY J. FIELDS	DANIEL R. & TAMMY J. FIELDS	14400 JUDGE ORR ROAD PEYTON, CO 80831
9	STEVENS P. & MICHELLE LAZOR	STEVENS P. & MICHELLE LAZOR	13975 E. US HIGHWAY 24 PEYTON, CO 80831



1115 US HWY 24  
SUITE 2D  
DIVIDE, CO 80814

September 25, 2017

### **NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because Catamount Engineering, on behalf of John R. Jennings and Linda Jennings, is proposing a land use project in El Paso County on 40.67+/- acres, currently zoned A-35, north of Judge Orr Road and West of Stapleton 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.

The proposal is for approval of the Zone Change to Rural Residential-5 (5 Acre Lots), Preliminary Plan, and Final Plat of the Judge Orr Ranchettes subdivision. The proposed development intends to establish 7 single family residential lots and public street right-of-way. According to the Comprehensive Plan, future development scenarios anticipate a mixture of rural residential and urban densities. The proposed rezoning will support the goals and policies of the Falcon/Peyton Small Area Master Plan in regard to land use and transportation corridor development. The subdivision is planned with adequate provisions for site access, drainage, and utilities and is consistent with development proposed in the Falcon/Peyton Comprehensive Plan.

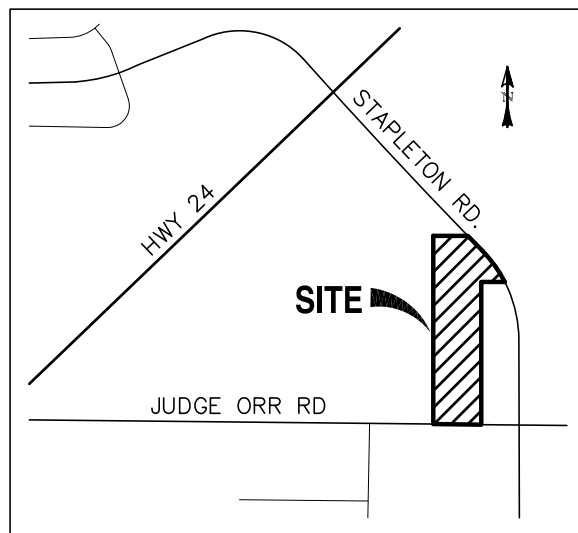
For questions specific to this project, please contact:

David Mijares  
Catamount Engineering  
PO Box 692  
Divide, CO 80814  
(719) 426-2124  
david@catamounteng.com

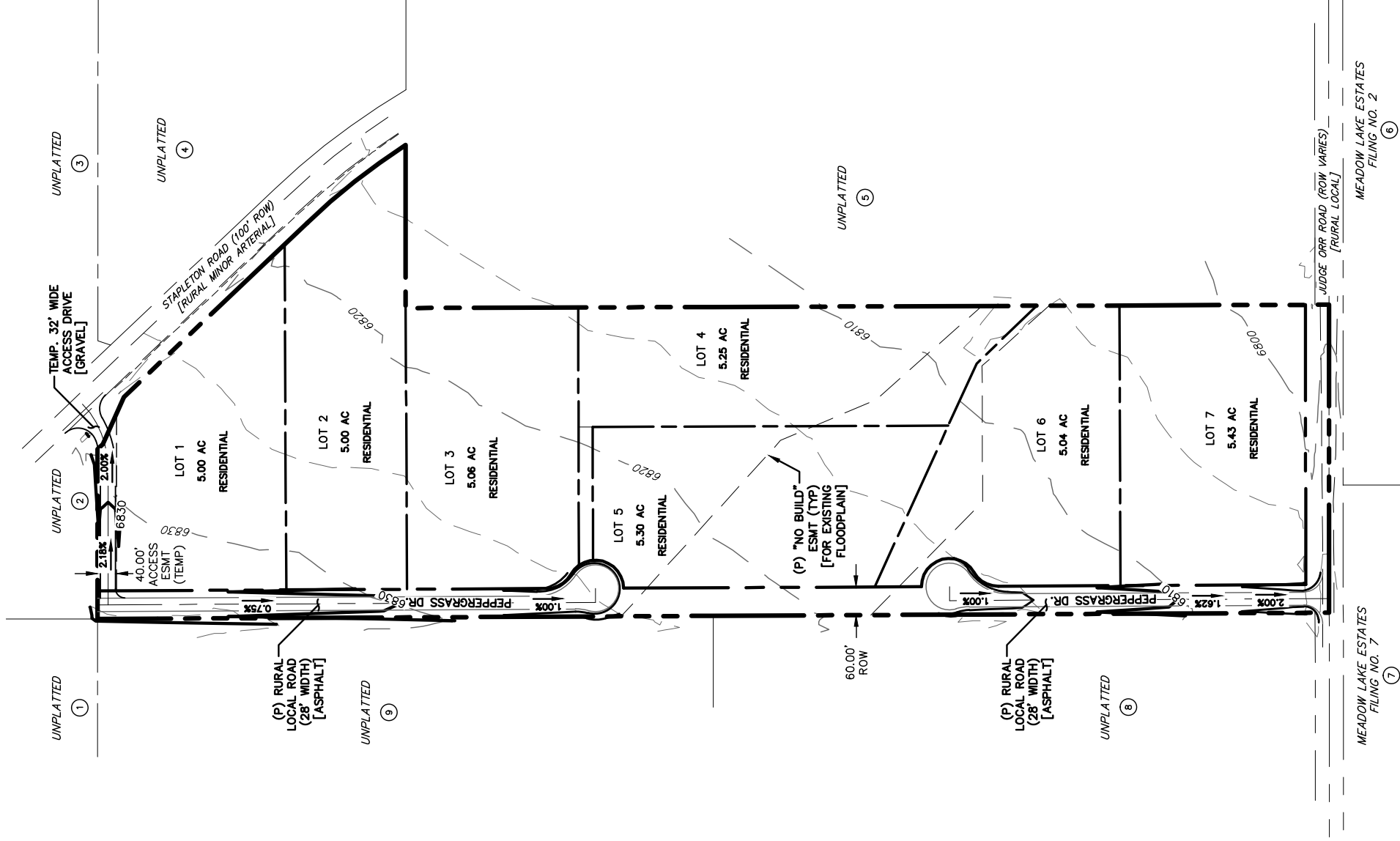
Respectfully Submitted,

David L. Mijares, PE  
President, Catamount Engineering

Attachments: Vicinity Map, Preliminary Plan



**VICINITY MAP**  
SCALE: N.T.S.



MEADOW LAKE ESTATES  
FILING NO. 2  
(6)

MEADOW LAKE ESTATES  
FILING NO. 7  
(7)



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ANDREW K. MANIATAS TRUST  
Street and Apt. No., or PO Box No.  
227 W SYLVESTER PLACE  
City, State, ZIP+4®  
LITTLETON, CO 80129

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PEYTON, CO 80831

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WILLIAM R. BUNN  
Street and Apt. No., or PO Box No.  
26531 SARATOGA AVE.  
City, State, ZIP+4®  
BIG PINE KEY, FL 33043

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14775 JUDGE ORR ROAD  
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