



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 | ENTITLEMENT COORDINATION

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



December 1, 2020

SUBJECT: Waterbury Subdivision – PUD and Preliminary Plan Amendment

RE: Notice to Adjacent Property Owners

To whom it may concern:

This letter is being sent to you on behalf of 4-Way Ranch Joint Venture, LLC, who is proposing a 322-Acre land use project in El Paso County at the referenced location northwest of the intersection at State Highway 24 and Stapleton Road. The site is currently zoned PUD, which shall remain, and proposes for approximately 1,000 detached-single family residential units for an overall density of 3.11 Dwelling Units per Acre. The project was previously approved in September 2011 for a density of 3-5 Dwelling Units per Acre with the Zoning and Conceptual Plan (ZCP). Additionally, over 70 Acres will be set aside for various types of open space/ preservation areas where only 32 acres of open space is required. This information is being provided to you prior to submittal to El Paso County Development Services. Prior to any public hearing on this proposal, a notification of the time and place of the 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.

The submittal being made to the El Paso County Planning Department is for a minor amendment to the current PUD Plan, and for a Preliminary Plan and Plat for Filings 1 and 2, which constitute approximately 62 acres with 201 building lots. Approximately 10 acres of Filings 1 and 2 will be set aside as open space for both passive and active recreational activities and preservation of existing drainage corridors. The site is currently vacant with several dirt access roads along with existing utility easements. Please see the enclosed map for the location of the PUD and Preliminary Plan submittal.

Please direct questions to: **William Guman & Associates, Ltd., Attn: Bill Guman, 731 N Weber St. Suite 10, Colorado Springs, CO 80903, Telephone: (719) 633-9700, Email: bill@guman.net**

Yours truly,

Bill Guman, President
William Guman & Associates, Ltd.

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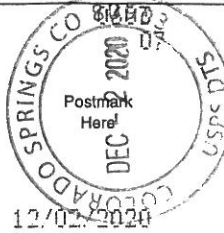
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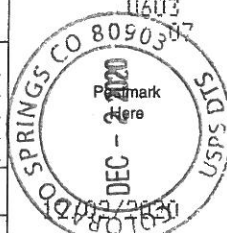
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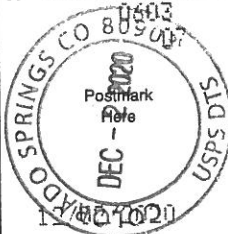
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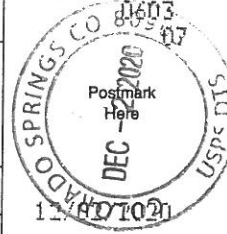
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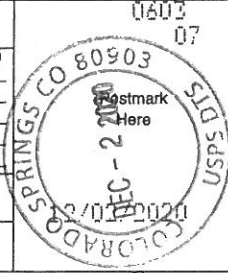
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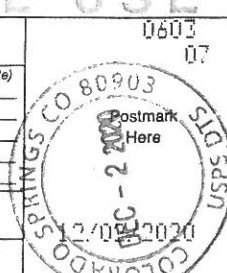
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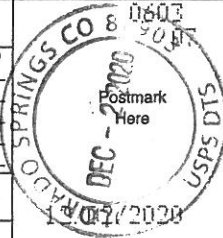
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