



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

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



Notice to Adjacent Property Owners

January 28, 2019

Dear Property Owner,

This letter is being sent to you because ROI Property Group, LLC is proposing a development in El Paso County on 824+/- acres south of Judge Orr Road and East of Curtis Road. Attached is a Vicinity Map.

Notice is being provided to you prior to a submittal to El Paso County in accordance with county requirements. Please direct any questions on the proposal to the referenced contacts below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to all 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 both a Preliminary Plan and Final Plat (Phase 1 only) of the 824 Acre Curtis Road Subdivision. At full build-out the development may establish up to 227 single family residential lots on 2.5 acre lots, street rights-of-way, and 135 acres within the existing floodplains to remain undeveloped. 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, Project Planner
William Guman & Associates, Ltd.
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700 bill@guman.com

Nina Ruiz, Project Manager
Planning and Community Development Dept.
2880 International Circle, Ste. 110
Colorado Springs, CO 80910
(719) 520-6313 ninaruiz@alpasoco.com

Thank you,

Enclosures; Vicinity Map

This is the notification letter sent out for the preliminary plan. You need to provide a new notification just for Filing 2 of the final plat. Many of the neighbors adjacent to the development may have changed since 2019 and there has not been a notification sent out for this specific project.

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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	01/29/2019
Total Postage and Fees	\$4.05	

Sent To *Tarae & Jonathon Rens*
Street and Apt. No., or PO Box No. *67 Little Mt. Rd.*
City, State, ZIP+4® *Daniel WY 83115*
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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	01/29/2019
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 (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	01/29/2019
Total Postage and Fees	\$4.05	

Sent To *J. D. Enghaus*
Street and Apt. No., or PO Box No. *14715 Judge Orr Rd.*
City, State, ZIP+4® *Peyton Co 80831-8424*
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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	01/29/2019
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"/> 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	01/29/2019
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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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	01/29/2019
Total Postage and Fees	\$4.05	

Sent To *Michael 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"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark Here
JAN 29 2019
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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® Colorado Spgs, Co. 80908-4147

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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

0603
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Postmark Here
JAN 29 2019
01/29/2019

Postage \$0.55
Total Postage and Fees \$4.05

Sent To Robert + Violet Medeiros
Street and Apt. No., or PO Box No. 66-030 Hoaha St
City, State, ZIP+4® Waianae HI 96792-3017

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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

0603
20
Postmark Here
JAN 29 2019
01/29/2019

Postage \$0.55
Total Postage and Fees \$4.05

Sent To Robert LC Platt
Street and Apt. No., or PO Box No. 8070 Curtis Rd.
City, State, ZIP+4® Pepton, Co 80831-7121

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark Here
JAN 29 2019
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Postage \$0.55
Total Postage and Fees \$4.05

Sent To William W. Mulligan
Street and Apt. No., or PO Box No. 8310 Curtis Rd.
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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

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20
Postmark Here
JAN 29 2019
01/29/2019

Postage \$0.55
Total Postage and Fees \$4.05

Sent To John A. McIntosh
Street and Apt. No., or PO Box No. 8310 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

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20
Postmark Here
JAN 29 2019
01/29/2019

Postage \$0.55
Total Postage and Fees \$4.05

Sent To Jay Bernstein
Street and Apt. No., or PO Box No. 7950 Curtis Rd.
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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	01/29/2019

Sent To: Meadows Lake Airport Assoc.
 Street and Apt. No., or PO Box No.: 13625 Judge Orr Rd.
 City, State, ZIP+4®: Peyton, Co. 80831-2400

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<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	01/29/2019

Sent To: Daniel C + Rocal Lanotte
 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	
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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	01/29/2019

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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<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	01/29/2019

Sent To: Mark Linnerud
 Street and Apt. No., or PO Box No.: 7400 Curtis Rd.
 City, State, ZIP+4®: Peyton Co 80831-7922

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<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	01/29/2019

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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<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	01/29/2019

Sent To: Old West Ranch Co. Partn
 Street and Apt. No., or PO Box No.: 4101 Nasa Rd. 1 office
 City, State, ZIP+4®: Seabrook Tx 77586

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<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® *Pepton, Co 80831-8319*

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<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 *Mark + Michele Robinson*
 Street and Apt. No., or PO Box No. *1830 Curtis Rd.*
 City, State, ZIP+4® *Pepton, Co 80831-7921*

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COLORADO SPRINGS, CO 80908

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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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 *Roger Barrack Andre Brandt Scott Smith*
 Street and Apt. No., or PO Box No. *17885 Barr X Road*
 City, State, ZIP+4® *Co. Spgs, Co. 80908-1534*

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RAPID CITY, SD 57709

OFFICIAL USE

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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 *Pete Lien & Sons, Inc.*
 Street and Apt. No., or PO Box No. *P.O. Box 440*
 City, State, ZIP+4® *Rapid City, SD 57709*

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

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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 *Johnnes & Paula Rushing*
 Street and Apt. No., or PO Box No. *7710 Curtis Rd.*
 City, State, ZIP+4® *Pepton Co 80831-7922*

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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
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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

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Sent To Allen + Susan Sauder
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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

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Sent To George Bunker
 Street and Apt. No., or PO Box No. 1377 State Rd. C
 City, State, ZIP+4® Richland MO 65556-724

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MANVEL, TX 77578

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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

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Sent To Faye Reynolds
 Street and Apt. No., or PO Box No. 1634 Masters Rd.
 City, State, ZIP+4® Manvel Tx 77578-4706

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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

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Sent To Adam O. Schrock
 Street and Apt. No., or PO Box No. 1990 Curtis Rd.
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