



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 18, 2022

Dear Property Owner,

This letter is being sent to you because ROI Property Group, LLC is proposing a land use project in El Paso County on 824+/- acres south of Judge Orr Road and East of Curtis Road as shown on the attached Vicinity Map. This notification is for Filing 2 of what will be five (5) filings.

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 a Final Plat (Filing 2 only) of the 824 Acre Curtis Road Subdivision. At full build-out Filing 2 may establish up to 42 single family residences on 2.5 acre lots and street rights-of-way, on approximately 176 acres. 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.

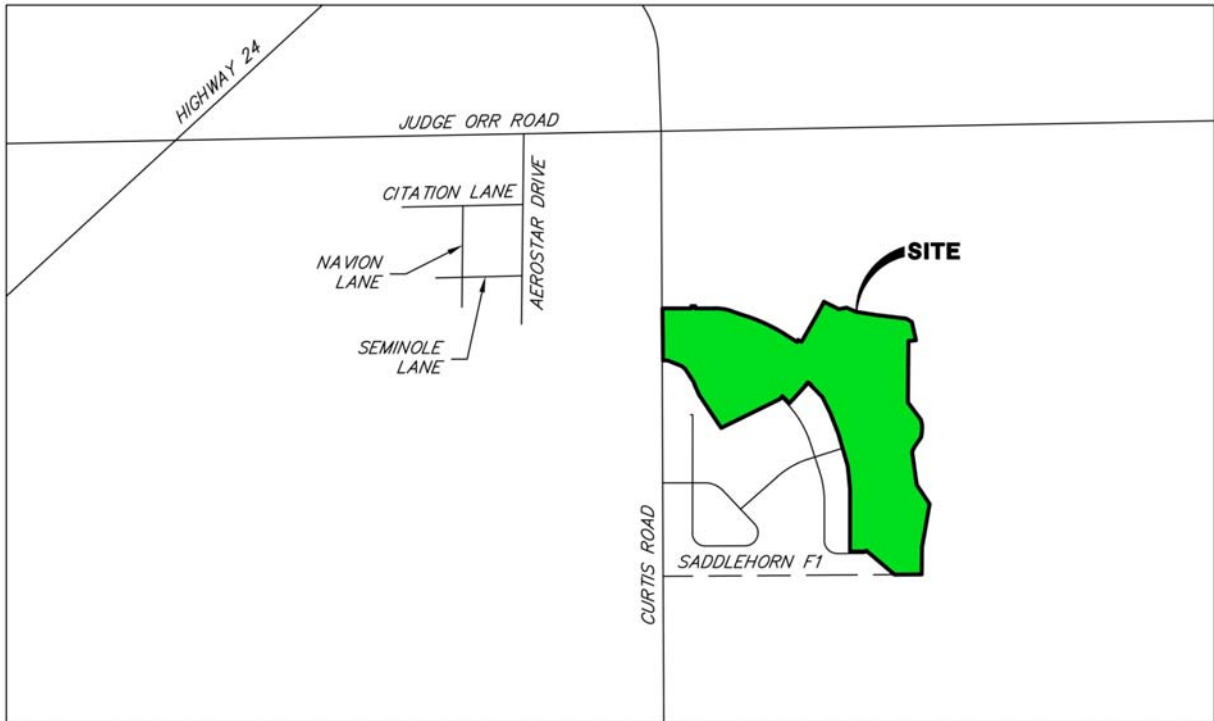
For questions specific to this project please contact:

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

Ryan Howser, Project Manager
Planning and Community Development Dept.
2880 International Circle, Ste. 110
Colorado Springs, CO 80910
(719) 520-6049 ryanhowser@elpasoco.com

Thank you,

Enclosures; Vicinity Map



VICINITY MAP

7020 3160 0001 7506 8268

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Peyton, CO 80831

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Nathan Mercer

Street and Apt. No., or PO Box No.

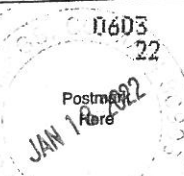
1990 Curtis Rd.

City, State, ZIP+4®

Peyton Co 80831-7921

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



01/18/2022

7020 3160 0001 7506 8244

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Peyton, CO 80831

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Britt Haley

Street and Apt. No., or PO Box No.

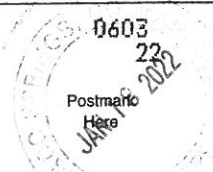
1990 Curtis Rd.

City, State, ZIP+4®

Peyton Co 80831-7921

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



01/18/2022

7020 3160 0001 7506 8213

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Peyton, CO 80831

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Mark Robinson

Street and Apt. No., or PO Box No.

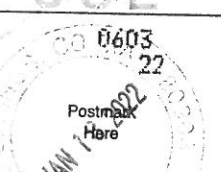
1990 Curtis Rd.

City, State, ZIP+4®

Peyton Co 80831-7921

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



01/18/2022

7021 0350 0001 9106 4847

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Peyton, CO 80831

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Daniel Lenotte

Street and Apt. No., or PO Box No.

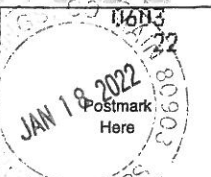
1990 Curtis Rd.

City, State, ZIP+4®

Peyton Co 80831-7921

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



01/18/2022

7020 3160 0001 7506 8251

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Peyton, CO 80831

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Jay Bernstein

Street and Apt. No., or PO Box No.

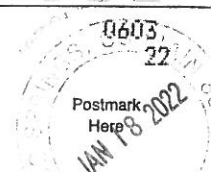
1990 Curtis Rd.

City, State, ZIP+4®

Peyton Co 80831-7921

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



01/18/2022