

Castro Investments LLC
16650 W Spencer Road
Peyton, CO 80831

This letter is being sent to you because OGC RE2 LLC is proposing a land use project in El Paso County at 19925 and 20045 Joyful View. The two parcels are southwest of the corner of Peyton Highway and Joyful View, Peyton, Colorado. The two parcels comprise a total area of 70.18 acres, more or less. The zoning for the parcels is RR-5 (Rural Residential, five (5) acre minimum lot size). 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:

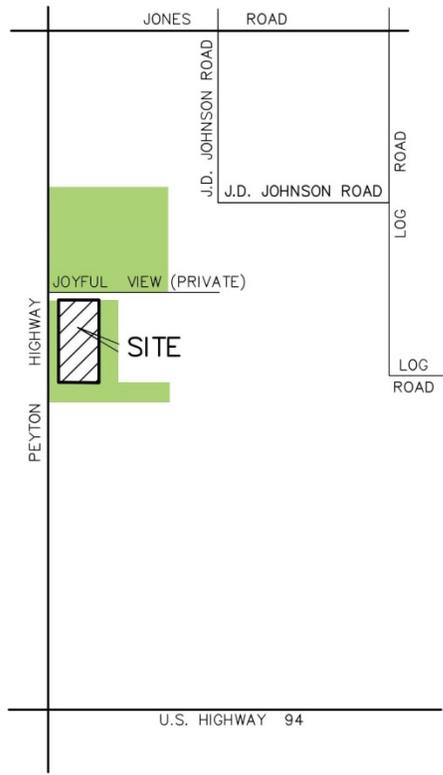
- Applicant: William Guman & Assoc., Ltd., 731 N. Weber Street, Colorado Springs, CO 80903, Ph. (719) 633-9700, email: ed@guman.net

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 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 request and justification for this subdivision is to provide much needed housing for residents of El Paso County. The zoning of the parcel will not change and the proposed development will have little impact on existing infrastructure.

Currently, the parcels are vacant land. Proposed facilities on site will be nine (9) residential lots with a single road within the development providing access. Waste treatment will be provided by individual septic systems on each lot. Potable water will be provided via existing well. No waiver is currently sought.

N
VICINITY MAP
NO SCALE



Neighbors notified shown in green.

Classic Media Money Purchase, Plan & Trust
8140 N 47th Street
Paradise Valley, AZ 85253-2907

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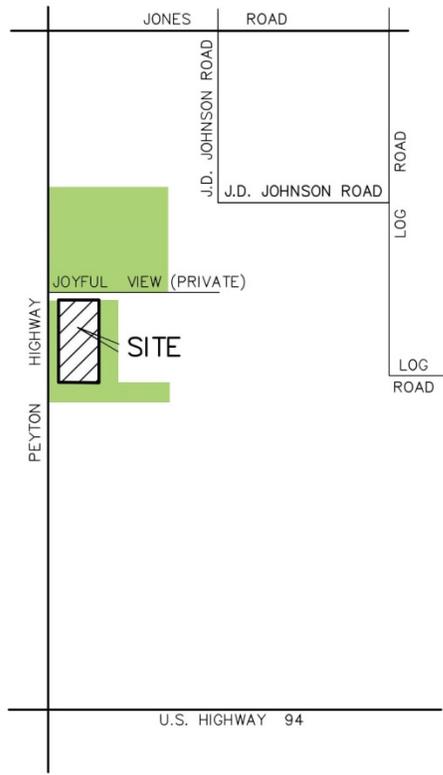
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NO SCALE



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William C. Garrett and Linda K. Garrett
6025 Luther Road
Colorado Springs, CO 80927-9622

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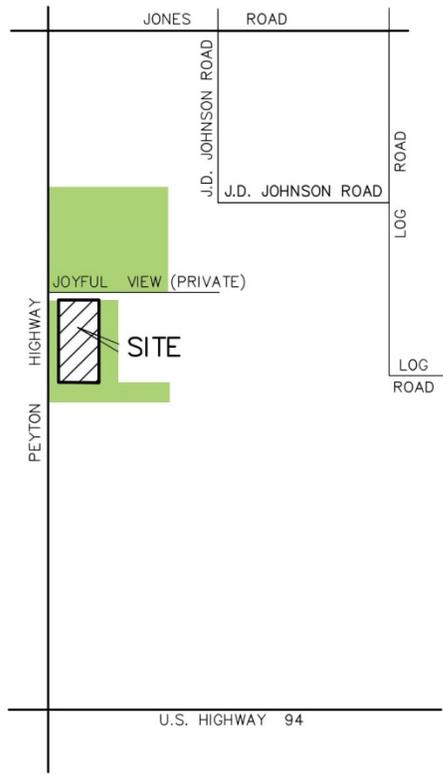
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N
VICINITY MAP
NO SCALE



Neighbors notified shown in green.

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Sent To *Castro Investments LLC*
Street and Apt. No., Box No. *1650 Spencer Rd.*
City, State, ZIP+4® *Peyton Co. 80831*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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\$

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07/23/2021

Sent To *Classic Media Money Purchase*
Street and Apt. No., Box No. *8140 47th Street*
City, State, ZIP+4® *Paradise Valley Az, 85253-290*

PS Form 3800, April 2015 PSN 7530-02-110-5047 See Reverse for Instructions

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Colorado Springs, CO 80927

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\$

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07/23/2021

Sent To *William & Linda Garrett*
Street and Apt. No., Box No. *6025 Cher Road*
City, State, ZIP+4® *Colorado Springs Co. 80927-962*

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