

PLANNING AND COMMUNITY DEVELOPMENT

August 27, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: SF2616, Timbers of Black Forest Subdivision

Project Description: Proposal of 20 lot subdivision; single phase. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Timbers of Black Forest Subdivision 2025, LLC
9220 Arroya Lane
Colorado Springs, CO 80908

Applicant/Representative:

Vertex Consulting Services, LLC
5825 Delmonico Dr., Suite 320
Colorado Springs, CO 80919
Nina.dossey@vertexcos.com
719-433-2018

Tax ID/Parcel No.: 5222000025

Location of Project: 9220 Arroya Lane

Zoning District: RR-5 (Residential Rural)

Land Size: 51.34 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/211160>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,



Kari Parsons- Planner

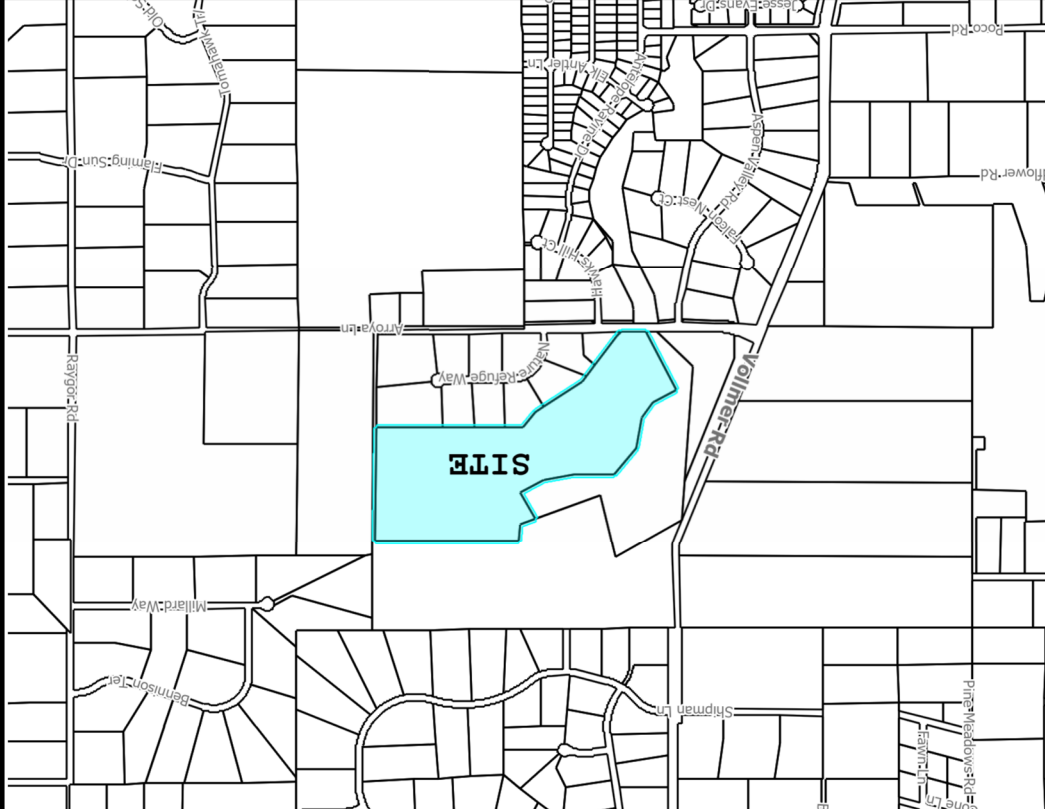
El Paso County Planning & Community Development

(719) 520-6306 kariparsons@elpasoco.com

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

EL PASO COUNTY	
PARCEL INFORMATION	
FILE NO:	SF2616
PARCEL NO.:	5222000025
OWNER:	Timbers of Black Forest Subdivision 2025, LLC
ADDRESS:	9220 Arroya



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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600