

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For X Against \_\_\_\_\_ No Opinion \_\_\_\_\_  
Comments: \_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)).
- Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Handwritten signature of Kari Parsons.

Kari Parsons, Project Manager/Planner II

Your Name: Amelia Snyder Amelia Snyder  
(printed) (signature)

Address: 8450 Poco Rd, Colo, Springs, CO 80908

Property Location: Vollmer / Poco Phone (719) 495-3205

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018



This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For X Against \_\_\_\_\_ No Opinion \_\_\_\_\_  
Comments: can't we leave some pristine  
areas alone and not cram houses  
in there Vollmer Rd and Black Forest  
Rd can not handle the volume of cars.  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Handwritten signature of Kari Parsons.  
Kari Parsons, Project Manager/Planner II

Your Name: John Jaynes  
(printed)

Address: 8455 Poco Rd

Property Location: Poco & Vollmer

Phone: (719) 649-8584

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

PARSONS

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For \_\_\_\_\_ Against \_\_\_\_\_ No Opinion \_\_\_\_\_  
Comments: Need to know distance from my property  
AND THE NEW ZONING

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: William O. Silcox Jr

Address: 10230 Tomahawk TRAIL

Property Location: SLPASO Co Lot 4 BLK1 INDIAN WELLS Sub FIL NO 1 Phone: 719-495-7335

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)



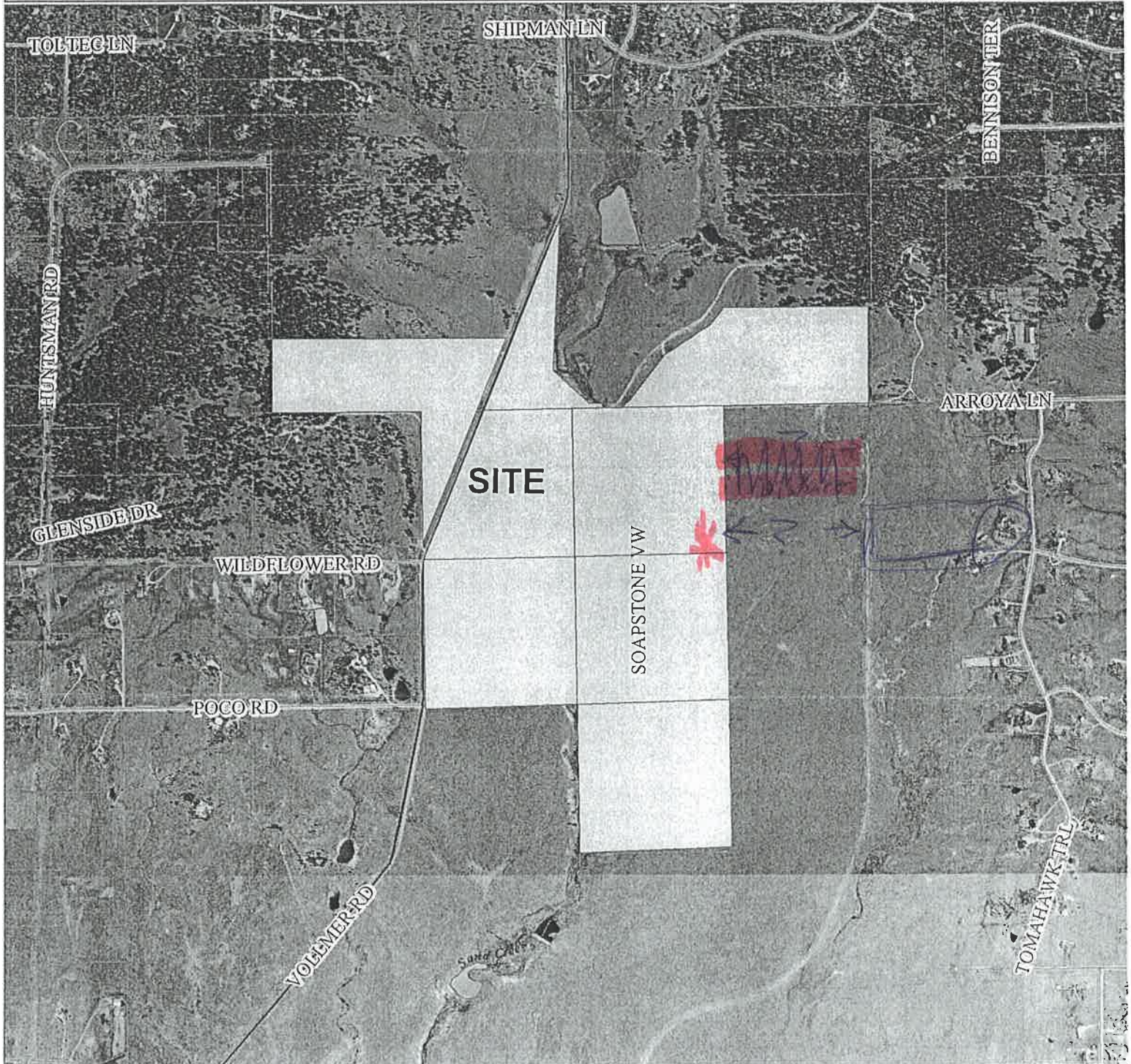
# El Paso County Parcel Information

File Name: SP-18-002

Zone Map No.: --

Date: September 12, 2018

PARCEL	NAME
5200000420	ARROYA INVESTMENTS LLC
5200000393	DECOTO JACOB
5200000398	ARROYA INVESTMENTS LLC
5222000023	TIMBERRIDGE ESTATES LLC
5227000004	ARROYA INVESTMENTS LLC
5228000019	ARROYA INVESTMENTS LLC
5227000001	ARROYA INVESTMENTS LLC
5227000003	ARROYA INVESTMENTS LLC



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



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.



# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

PARSONS

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments:

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Jacob Decoto  
(printed)

Address:

10620 Vollmer Rd., COS, CO 80968

Property Location:

Colorado Springs

Phone

2064194533

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

☒ For ☐ Against ☐ No Opinion

Comments: \_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

  
Kari Parsons, Project Manager/Planner II

Your Name: Allison Decoto  (signature)

Address: 10620 Vollmer Rd. COS, CO 80908 (printed)

Property Location: adjacent to development Phone 443-745-6742

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

SEP 26 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments:

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Address:

Property Location:

Phone

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[www.ELPASOCO.com](http://www.ELPASOCO.com)



# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

SEP 26 2018

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

Comments: For X Against No Opinion  
Zoning calls for 5 acre lots, minimum. This is good  
against zoning and if we can change zoning because someone  
has big pockets, then what do we have that has value.

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Killgore Family Living Trust

(printed)  
Address: 9970 Tomahawk Trail

Property Location: 05/ CO 80908

(signature)  
Phone (303) 888-0979

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695



# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



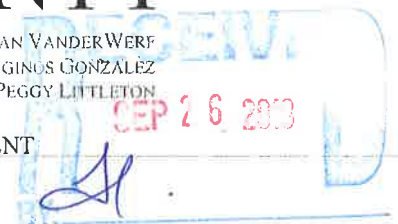
# COUNTY

STAN VANDERWERF  
LONGINUS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018



This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

_____	✓ _____	_____
For	Against	No Opinion
Comments: _____		
_____		
_____		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kari Parsons".

Kari Parsons, Project Manager/Planner II

Your Name: Karen Marchman Karen Marchman  
(printed) (signature)  
Address: 9350 Arroya Lane Colo. Springs, CO 80908  
Property Location: adjacent to proposed development Phone: 719-495-9500

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

SEP 26 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For	<input checked="" type="checkbox"/> Against	No Opinion
Comments: <u>The development does not comply with the</u>		
<u>Black Forest Preservation Plan, units are too small and</u>		
<u>urban density is not in keeping with surrounding properties</u>		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Herbert Marchman

(printed)

Address: 9350 Arroya Ln, Black Forest, CO 80908

(signature)

Property Location: Spins proposed plan on east side Phone 719-495-0839

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[www.ELPASOCO.com](http://www.ELPASOCO.com)



# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018



This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

☒ For

☐ Against

☐ No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: \_\_\_\_\_

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_

Phone: \_\_\_\_\_

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For ☒ Against ☐ No Opinion ☐  
Comments: Any acreage under 2 1/2 acres will have large lawn watering which will have adverse effects to our groundwater. Vollmer would have to be widened from Black Forest to Burgess & funded by mill levy to the property owners of the retreat  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Handwritten signature of Kari Parsons.

Kari Parsons, Project Manager/Planner II

Your Name: Curtis J. Basley

Address: 9770 Tomahawk Trail

Property Location: El Paso Co 80908 Phone 719-494-1360

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695



# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018



This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For X Against        No Opinion         
Comments: We reside in a quiet horse neighborhood of 5 & 10 acre properties. We don't need city sized lots adjacent to us. The traffic, noise & congestion will destroy our quiet enjoyment of our property. We researched this parcel when purchasing our house. It was zoned 5 & 10 Acres. Keep it that way!  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: RAY & MARY CHAMBERLAND  
(printed)

Address: 10050 TOMAHAWK TRAIL 80908

Property Location: Adjacent to land under consideration Phone 719 314 9088

(signature)

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SP-18-002

PARSONS

### PRELIMINARY PLAN RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate-Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-420) (Commissioner District No. 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For ☐ Against ☒ No Opinion ☐  
Comments: Density isn't consistent with adjacent  
developments. Severe water concerns for this density  
and how the development may impact wells in the  
area.  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on October 2, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on October 23, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

  
Kari Parsons, Project Manager/Planner II

Your Name: JAMES A. CHAMLEY  
(printed)

Address: 9545 ARROYA LANE COLORADO SPRINGS CO. 80908  
(signature)

Property Location: 9545 ARROYA LANE Phone: 719 338-3428

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695