

# EL PASO



# COUNTY

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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: _____		
_____		
_____		

(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

**COPY**  
*mailed*  
*9/13/18*

Your Name: \_\_\_\_\_ (printed) \_\_\_\_\_ (signature)

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 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) 520-6500



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5200000420  
ARROYA INVESTMENTS LLC  
PO BOX 75862  
COLORADO SPRINGS, CO 80970

5221302009  
BISSELL ENTERPRISES L L L P  
PO BOX 2375  
LITTLETON, CO 80161

5228000027  
BISSELL MARK L  
PO BOX 88297  
COLORADO SPRINGS, CO 80908

5222000021  
COOKE EDWARD M  
8963 SHIPMAN LN  
COLORADO SPRINGS, CO 80908

5200000394  
DECOTO JACOB  
10620 VOLLMER RD  
COLORADO SPRINGS, CO 80908

5228000025  
JAYNES JOHN R  
8455 POCO RD  
COLORADO SPRINGS, CO 80908

5222000007  
MARCHMAN HERBERT L & KAREN  
9350 ARROYA LN  
COLORADO SPRINGS, CO 80908

5200000396  
MONROE ROBERT L  
11730 TIMBERLANE CT  
COLORADO SPRINGS, CO 80908

5200000361  
MORLEY-BENTLEY INVESTMENTS LLC  
20 BOULDER CRESCENT ST STE 100  
COLORADO SPRINGS, CO 80903

5228000029  
SMITH TERRY L  
8455 WILDFLOWER RD  
COLORADO SPRINGS, CO 80908

5228000013  
SNYDER AMELIA  
8450 POCO RD  
COLORADO SPRINGS, CO 80908

5222000023  
TIMBERRIDGE ESTATES LLC  
2760 BROGANS BLUFF  
COLORADO SPRINGS, CO 80919

5222000025  
TURNER MICHAEL C  
9220 ARROYA LANE  
COLORADO SPRINGS, CO 80908

5200000395  
WAHLBERG TERRY  
10840 VOLLMER RD  
COLORADO SPRINGS, CO 80908

LANKFORD WILLIAM R 5227002010  
3845 STETSON CT  
COLORADO SPRINGS, CO 80907

CHAMLEY JAMES A CO-TRUSTEE  
5227002001  
9545 ARROYA LN  
COLORADO SPRINGS, CO 80908

KRUSE DENNIS J 5227002016  
9620 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

KALER JOSEPH W & JOAN F 5227002012  
9720 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

BOSLEY CURTIS J & 5227002011  
9770 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

JOHNSON COLTON W 5227002009  
9910 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

KILLGORE FAMILY LIVING TRUST  
5227002008  
9970 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

CHAMBERLAND RAYMOND F III  
5227002007  
10050 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

BARDEN DAWN M 5227002006  
10110 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

FERREE ROBERT F JR & CAROLYN R  
5227002005  
10170 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

SILCOX WILLIAM O JR LIVING TRUST  
5227002004  
10230 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

GREBELDINGER LIVING TRUST  
5227002003  
10330 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908

MULVEY DANIEL J 5227002002  
10440 TOMAHAWK TRL  
COLORADO SPRINGS, CO 80908