

April 11, 2018

**Dear Adjacent Property Owner:**

This letter is being sent to you because Arroya Investments LLC is proposing a land use project in El Paso County for property known as The Retreat at TimberRidge. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contact(s). 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.

For questions specific to the project, please contact:

John Maynard

N.E.S. Inc.

619 North Cascade Avenue

Colorado Springs, CO 80903

719-471-0073 phone / 719-471-0267 fax

[jmaynard@nescolorado.com](mailto:jmaynard@nescolorado.com)

**Request/Justification:** The request to the County is for the following:

1. A Preliminary Plan for the land east of Vollmer Road and two lots on the west side of Vollmer Road within the TimberRidge PUD
2. A Final Plat for 10 lots located north of Arroya Lane

<b>Location:</b>	The property is generally located east of Vollmer Road mostly south of Arroya Lane
<b>Size:</b>	234 acres
<b>Current Zoning</b>	PUD
<b>Proposal</b>	Preliminary Plan; Final Plat for 10 lots north of Arroya Lane





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Street Pamela J. Obertubbesing \_\_\_\_\_

City Revocable Living Trust \_\_\_\_\_

9003 SHIPMAN LN \_\_\_\_\_

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Sent \_\_\_\_\_

Street Glenn N. and Felicia J. Covert \_\_\_\_\_

City 9123 SHIPMAN LN \_\_\_\_\_

COLORADO SPRINGS CO 80908-7111 \_\_\_\_\_

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Sent \_\_\_\_\_

Street COOKE EDWARD M, PILBROW HOLLY A \_\_\_\_\_

City 8963 SHIPMAN LN \_\_\_\_\_

COLORADO SPRINGS CO 80908 \_\_\_\_\_

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Sent \_\_\_\_\_

Street Gary J. and Lee Ann Backes \_\_\_\_\_

City 8923 SHIPMAN LN \_\_\_\_\_

COLORADO SPRINGS CO 80908-7101 \_\_\_\_\_

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Sent \_\_\_\_\_

Street SMITH TERRY L, SMITH JOLANTA \_\_\_\_\_

City 8455 WILDFLOWER RD \_\_\_\_\_

COLORADO SPRINGS CO 80908-4214 \_\_\_\_\_

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Sent \_\_\_\_\_

Street John A. and Carol A. Gonzales \_\_\_\_\_

City 8843 SHIPMAN LN \_\_\_\_\_

COLORADO SPRINGS CO 80908-7100 \_\_\_\_\_

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Total Postage and Fees \$ 6.67

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_  
PS F Jerry R. Landress  
12585 BRIDLE BIT RD COLORADO  
SPRINGS CO 80908-3200 Instructions



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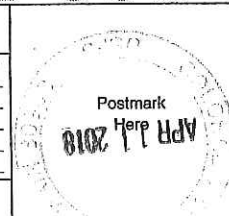
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Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_  
PS Edward F. Lundberg III  
10750 RAYGOR RD  
COLORADO SPRINGS CO 80908-4413 Instructions



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Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_  
PS James A. Butler  
9655 ARROYA LN  
COLORADO SPRINGS CO 80908-4439 Instructions



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Total Postage and Fees \$ 6.67

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_  
PS Highland Park Neighborhood  
Association, Inc  
7285 Forestgate Drive  
Colorado Springs, CO 80908-2707 Instructions



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Street \_\_\_\_\_  
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PS JAYNES JOHN R  
8455 POCO RD  
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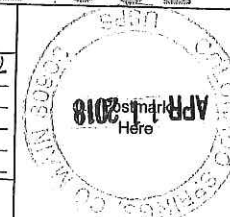
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PS BISSELL MARK L  
PO BOX 88297  
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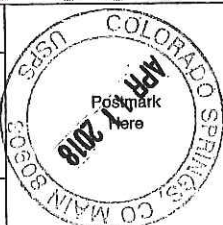
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Sr \_\_\_\_\_  
St Highland Park Neighborhood  
Ci Association, Inc  
P 3578 Hartsel Drive E324  
Colorado Springs, CO 80920

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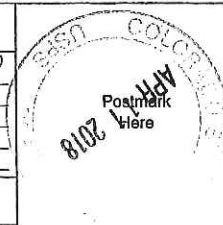
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Postage \$ .47  
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Sr \_\_\_\_\_  
St James A Chamley Co-Trustee and Gail C.  
Ci Chamley Co-Trustee Chamley Trust  
P 9545 ARROYA LN  
COLORADO SPRINGS CO 80908-4405

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Sr \_\_\_\_\_  
St Kristi S. Marquess  
Ci 10475 RAYGOR RD  
P COLORADO SPRINGS CO 80908-4803

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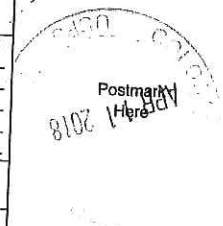
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Sr \_\_\_\_\_  
St Precious Springs Trust  
Ci 10535 RAYGOR RD  
P COLORADO SPRINGS CO 80908-4421

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Sr \_\_\_\_\_  
St Steven L. and Sonja H. Parker  
Ci 9163 SHIPMAN LN  
P COLORADO SPRINGS CO 80908-7111

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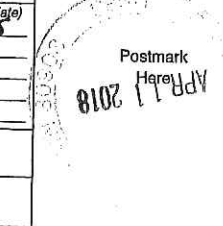
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Sr \_\_\_\_\_  
St Mark W. and Jean M. Forbes  
Ci 9083 SHIPMAN LN  
P COLORADO SPRINGS CO 80908-7102

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Sent \_\_\_\_\_  
Street Robert L. and Elane F. Kenny  
City 9043 SHIPMAN LN  
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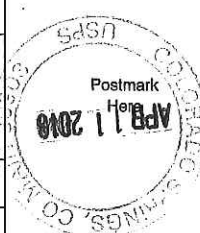
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Sent \_\_\_\_\_  
Street Tim B. and Chaundra L. Toussaint  
City 8883 SHIPMAN LN  
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Sent \_\_\_\_\_  
Street SNYDER AMELIA TRUST  
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Total Postage and Fees \$ 6.67

Sent \_\_\_\_\_  
Street MORLEY-BENTLEY INVESTMENTS LLC C/O BENTLEY  
City INVESTMENT  
20 BOULDER CRESCENT ST STE 100  
COLORADO SPRINGS CO 80903-3300  
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