

# EL PASO



# COUNTY

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
February 14, 2018

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

**PUD-17-003**

**PARSONS**

**PLANNED UNIT DEVELOPMENT  
THE RETREAT AT TIMBERRIDGE**

A request by Arroya Investments, LLC., Robert Scott General Contractors, and Jacob Decoto, for approval of a map amendment (rezoning) of 262.92 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development). The property is located north of the proposed Stapleton Road/Briargate Boulevard extension, and are bisected by Vollmer Road. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397) (Commissioner District 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 March 6, 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 March 27, 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 Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2018.aspx>
- The project file for this Agenda item can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)

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  
2/15/18*

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

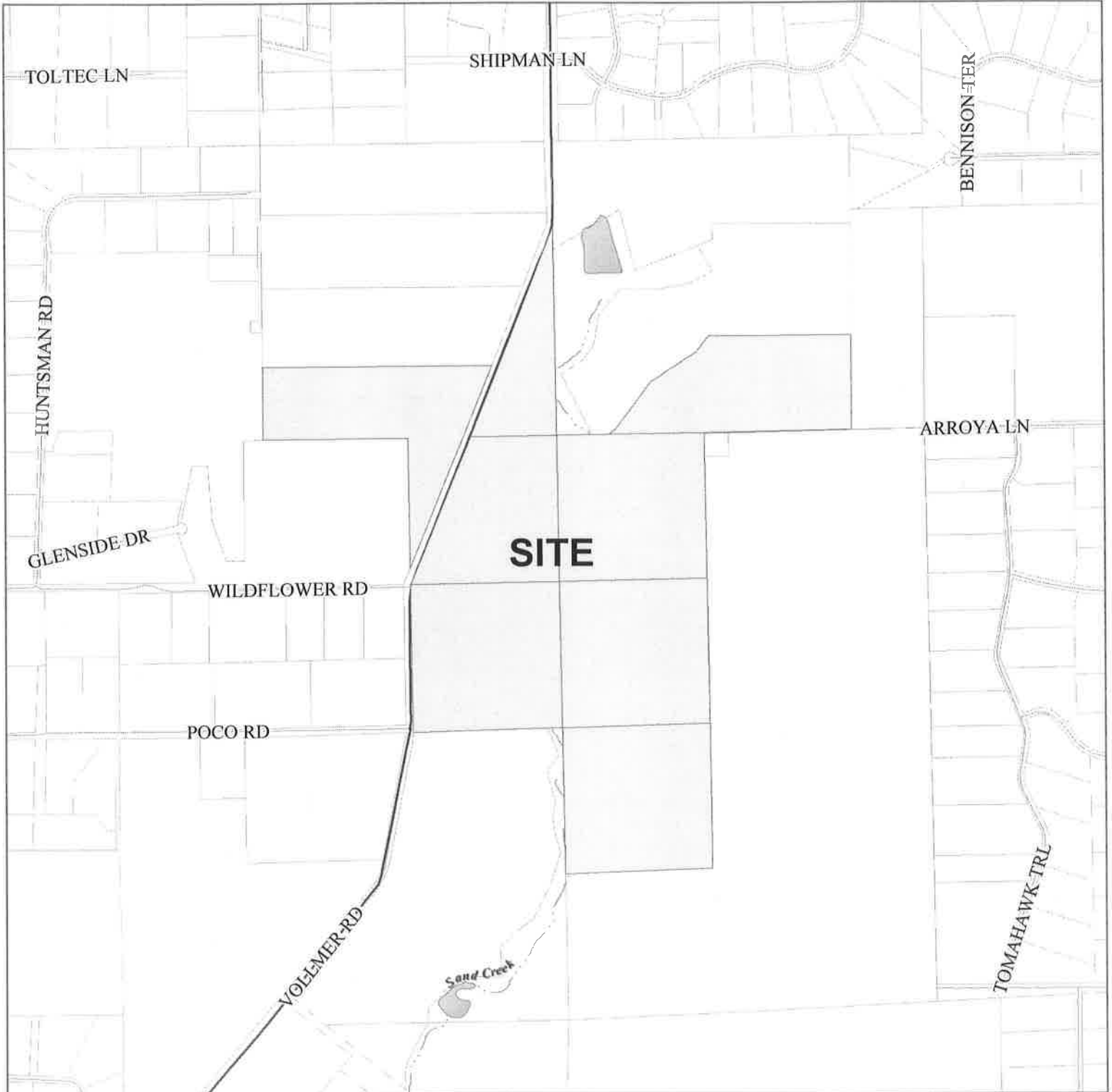
# El Paso County Parcel Information

File Name: PUD-17-003

Zone Map No.: --

Date: February 14, 2018

PARCEL	NAME
5200000397	ARROYA INVESTMENTS LLC
5200000393	DECO TO JACOB
5200000398	ARROYA INVESTMENTS LLC
5222000023	ROBERT SCOTT GENERAL CONTRACTORS
5227000003	ARROYA INVESTMENTS LLC
5227000004	ARROYA INVESTMENTS LLC
5228000019	ARROYA INVESTMENTS LLC
5227000001	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



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5200000397  
ARROYA INVESTMENTS LLC  
PO BOX 75862  
COLORADO SPRINGS, CO 80908

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

5221302010  
BISSELL ENTERPRISES L L L P  
PO BOX 2375  
LITTLETON, CO 80161

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

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

5227002008  
BRYLO MATTHEW WALTER  
75 BUCKHORN DR  
LITTLETON, CO 80127

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

5227002001  
CHAMLEY JAMES A CO-TRUSTEE  
9545 ARROYA LN  
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

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

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

5228000024  
JAYNES AMIEE R LIVING TRUST  
3693 NW OLEANDER PL  
CORVALLIS, OR 97330

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

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

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

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

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

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

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

5222000018  
RAFF LENORE A  
9420 ARROYA LN  
COLORADO SPRINGS, CO 80908

5222000023  
ROBERT SCOTT GENERAL  
CONTRACTORS  
2760 BROGANS BLUFF  
COLORADO SPRINGS, CO 80919

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

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

5228000013  
SNYDER AMELIA  
8450 POCO RD  
COLORADO SPRINGS, CO 80908

5228000028  
SPURLOCK JOSEPH R  
8445 WILDFLOWER RD  
COLORADO SPRINGS, CO 80908

5222000022  
TURNER MICHAEL C  
9220 ARROYA LANE  
COLORADO SPRINGS, CO 80908

5200000395  
WAHLBERG TERRY  
10840 VOLLMER RD  
COLORADO SPRINGS, CO 80908