

April 17, 2017

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 @ TimberRidge. This information is being provided to you in conjunction with a submittal to El Paso 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.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>.

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

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

1. A PUD Zone Change and Development Plan for The Retreat @ TimberRidge consisting of 482 lots, open space, and parks on 293 acres of land.

The copy of the proposed PUD Plan is enclosed.

Location:	The property is generally along the east side of Vollmer Road at Arroya Lane
Size:	293 acres
Current Zoning	RR 5
Proposed Zoning	PUD

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James A Chamley Co-Trustee and Gail C. Chamley Co-Trustee Chamley Trust
 9545 ARROYA LN
 COLORADO SPRINGS CO 80908-4405

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James A. Butler
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David S. and Stephanie L. Robinson
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Kristi S: Marquess
 10475 RAYGOR RD
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Jerry R. Landress
 12585 BRIDLE BIT RD COLORADO SPRINGS CO 80908-3200

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Fredric H. and Erika C. Maxwell
 7390 CLOVIS WAY
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 Street: 20 BOULDER CRESCENT ST STE 100
 City, S: COLORADO SPRINGS CO 80903-3300

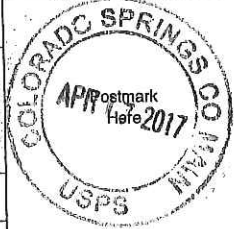
PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

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 Street: PO BOX 88297 COLORADO
 City, S: SPRINGS CO 80908-8297

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 Street: 8450 POCO RD
 City, S: COLORADO SPRINGS CO 80908-4723

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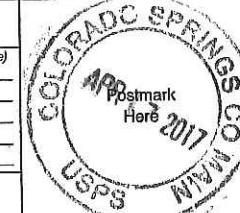
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Sent To: John R. Jaynes
 Street: 8455 POCO RD
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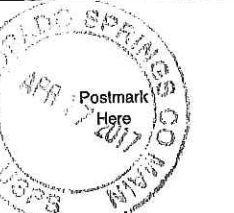
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 City, State 9123 SHIPMAN LN
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