



**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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3/13/2024

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

**PCD File No.:** SF1827, Retreat at TimberRidge Fil 4 Plat (AKA TimberRidge Estates)

**Project Description:** A Final Plat for 10 single-family lots within the Retreat at TimberRidge PUD (File No. PUD173); Previously known as TimberRidge Estates. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

TimberRidge Development Group, LLC  
Classic SRJ Land, LLC  
2138 Flying Horse Club Dr  
Colorado Springs, CO 80921  
(719) 592-9333

**Applicant/Representative:**

Classic Consulting, LLC. C/O Marc Whorton, P.E.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
MWhorton@classicconsulting.net  
(719) 785-2802

**Tax ID/Parcel Nos.:** 5222000023 and a portion of 5227000007.

**Location of Project:** North of Arroya Lane and east of Vollmer Road.

**Zoning District:** PUD (Planned Unit Development).

**Land Size:** 38.24 acres.

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/103206>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

Kari Parsons – Planner  
El Paso County Planning & Community Development  
(719) 520-6306  
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Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF LAND-USE APPLICATION**

	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> SF1827</p> <p><b>PARCEL NOS.:</b> 522200023 and a portion of 5227000007</p> <p><b>OWNERS:</b> TimberRidge Development Group, LLC &amp; Classic SRJ Land, LLC</p> <p><b>LOCATION:</b> North of Arroya Lane, east of Vollmer Road</p> <p>Please report any parcel discrepancies to:          El Paso County Assessor          1675 W. Garden of the Gods Rd.          Colorado Springs, CO 80907          (719) 520-6600</p> <p><small>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon 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 hereon.</small></p>
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