



June 12, 2018

Dear Adjacent Property Owner:

This letter is being sent to you because Timberridge Estates LLC is proposing a land use project in El Paso County for property known as TimberRidge Estates. 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 with 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:

Luanne Ducett  
Terra Nova Engineering  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
719-635-6422 – Phone/719-635-6426 - Fax  
[L@tnesinc.com](mailto:L@tnesinc.com)

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

- 1) A Final Plat for 10 lots located north of Arroya Lane.

|                |   |
|----------------|---|
| Location       | 9210 Arroya Lane (parcel northwest of the new water storage tank) |
| Size:          | 34.94 Acres   |
| Current Zoning | RR-5 (Residential Rural – 5 Acres)                                |
| Proposal       | Final Plat for 10 lots north of Arroya Lane                       |

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Sent To **Michael C. Turner**  
**9220 Arroya Lane**  
**CO 80908**

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Sent To **Marley Bentley Investments LLC**  
**20 Boulder Crescent, Ste 100**  
**CO 80903-3300**

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Sent To **Arroya Investments**  
**1283 Kelly Johnson Blvd**  
**CO 80920-3925**

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Postage \$0.50

Total Postage and Fees \$3.95

Sent To **Marley Bentley Investments**  
**20 Boulder Crescent St.**  
**Ste 100 CO 80903**

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Total Postage and Fees \$3.95

Sent To **Arroya Investments LLC**  
**P.O. Box 75862**  
**Colorado Springs, CO 80970**

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Postage \$0.50

Total Postage and Fees \$3.95

Sent To **Karen & Herbert Marchman**  
**9350 Arroya Ln. 80908**

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