



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. 23rd Street
Colorado Springs, CO 80904
719-635-6422 – Phone/719-635-6426 - Fax
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

7016 1970 0000 8605 0477

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Sent To: **Michael C. Turner**
 7220 Arroya Lane
 CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

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

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Postage	\$0.50
Total Postage and Fees	\$3.95

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

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

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