

April 30, 2021

Dear Property Owner,

This letter is being sent to you because TimberRidge Development Group, LLC (land owner) and Classic Consulting (applicant/consultant) are proposing a land use project in El Paso County at the referenced location (see below). This information is being provided to you prior to any decision made on this application. Please direct any questions on the proposal to the contacts indicated below. 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, file number and an opportunity to respond either in favor, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please reference the attached Letter of Intent describing the project and map showing the specific location. For further questions, please contact the following:

***Property
Owner***

TimberRidge Development Group, LLC

2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
Loren Moreland Lorenm@Classichomes.com

***Applicant/
Consultant***

Classic Consulting Engineers & Surveyors, LLC

619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802
Marc A. Whorton, P.E.

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 2

Owner: TimberRidge Development Group, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

***Applicant/
Consultant:*** Classic Consulting, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 52280-00-019, 52270-00-003, 52270-00-004, 52000-00-398 and
52270-00-001

Request:

This Final Plat encompasses 75.829 acres and 90 single family lots are proposed. Twelve lots (Lots 1-12) are proposed to be 2.5 Ac. minimum in size. The remaining 78 lots (Lots 13-90) are proposed to be 12,000 SF minimum in size. This remains consistent with both the approved PUD Development Plan and Preliminary Plan. Water sufficiency is being requested with this Final Plat.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 2. This proposed Final Plat consists of 90 single family homes and three tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 75.829 acres.

The site is located in a portion of sections 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (12,000 SF min. lots). The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

Adjacent Owners List

Timberridge Development Group LLC

2138 Flying Horse Club Dr

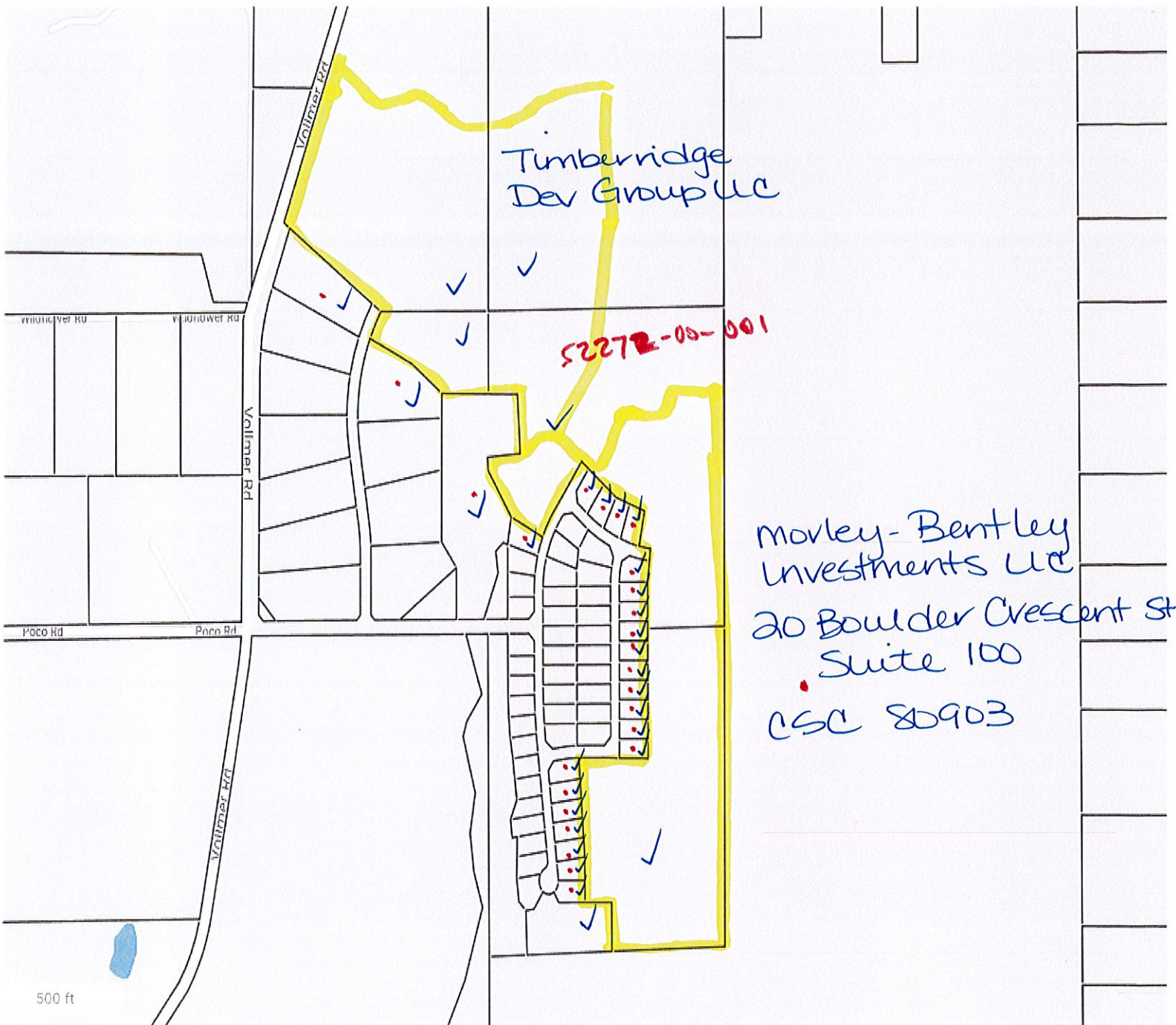
Colorado Springs, CO 80921

Morley-Bentley Investments LLC

20 Boulder Crescent St, Suite 100

Colorado Springs, CO 80903

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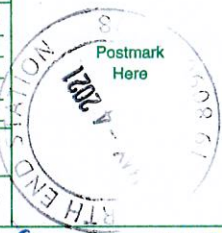
We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

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Total Postage and Fees \$ <u>6.96</u>		
Sent To <u>Timberidge Dev Group LLC</u> <u>2138 Flying Horse Club Dr</u> <u>COLO SPRS, CO 80921</u>		

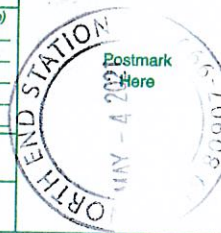
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage \$ <u>.51</u>		
Total Postage and Fees \$ <u>6.96</u>		
Sent To <u>Morley-Bentley Investments</u> <u>20 Boulder Crescent #100</u> <u>COLO SPRS, CO 80903</u>		

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