

July 23, 2026

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. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: P269, Timbers of Black Forest Map Amendment (Rezone)

Project Description: Request for approval of a Map Amendment (Rezoning) from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Michael Turner
9220 Arroya Lane
Colorado Springs, CO 80908

Applicant/Representative:

Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
(303) 906-8800
Craig.Dossey@vertexcscos.com

Tax ID/Parcel No.: 5222000025

Zoning District: RR-5 (Residential Rural)

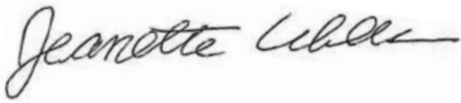
Location of Project: 9220 Arroya Lane

Land Size: 55.71 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/211159>

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

Respectfully,

A handwritten signature in cursive script, appearing to read "Jen Uhler", written in dark ink on a light background.

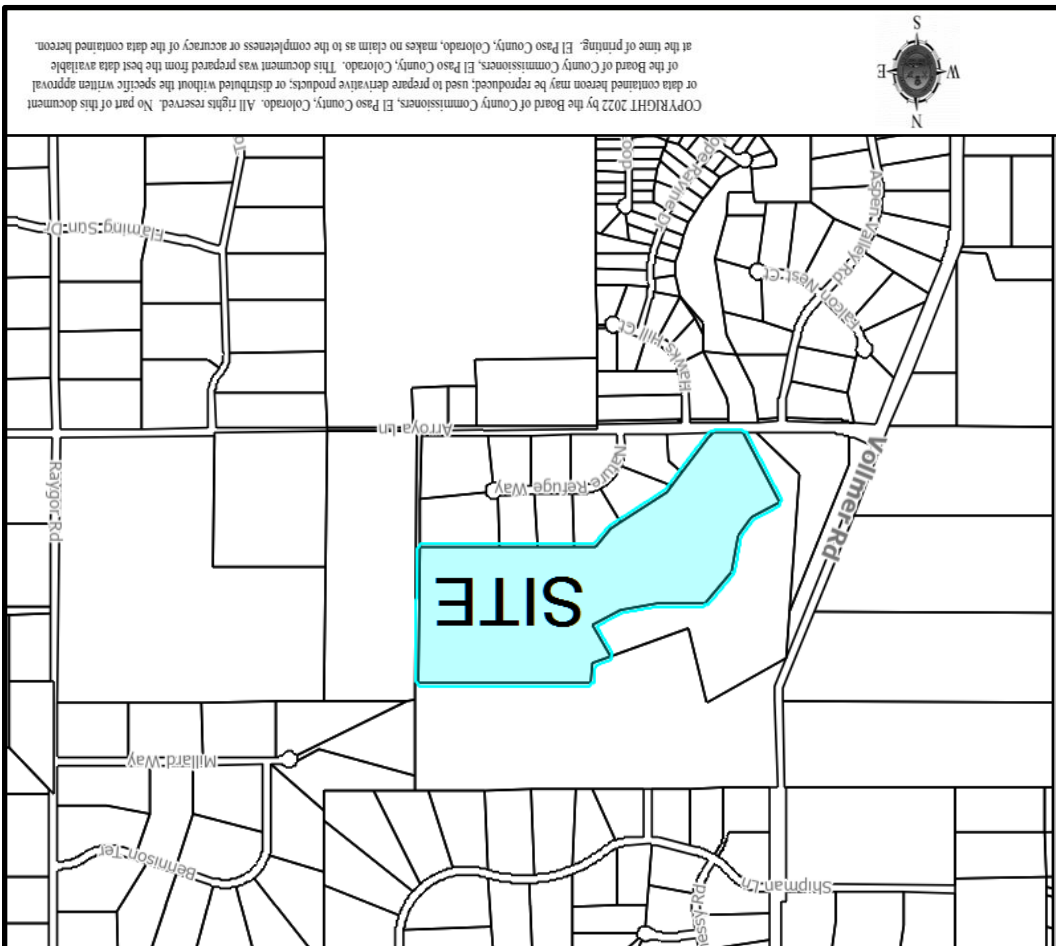
Jen Uhler– Planner

El Paso County Planning & Community Development

(719) 520-7952 JenUhler@elpasoco.com

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

	EL PASO COUNTY PARCEL INFORMATION FILE NO.: P269 PARCEL NO.: 5222000025 OWNER: Michael Turner ADDRESS: 9220 Arroya Lane Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600 COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein 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 herein.
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