

# **LETTER OF INTENT**

## **Retreat at TimberRidge**

### **Filing No. 3**

**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.** 52214-00-001, 52280-00-039, 52272-00-006, 52272-00-007,  
52272-00-008, 52220-00-026 and portion of 52220-00-023

#### **Request:**

This Final Plat encompasses 44.351 acres and 33 single-family lots are proposed. Six lots (Lots 1-6) are proposed to be 2.5 Ac. minimum in size. The remaining 27 lots (Lots 7-33) are proposed to be 15,000 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:**

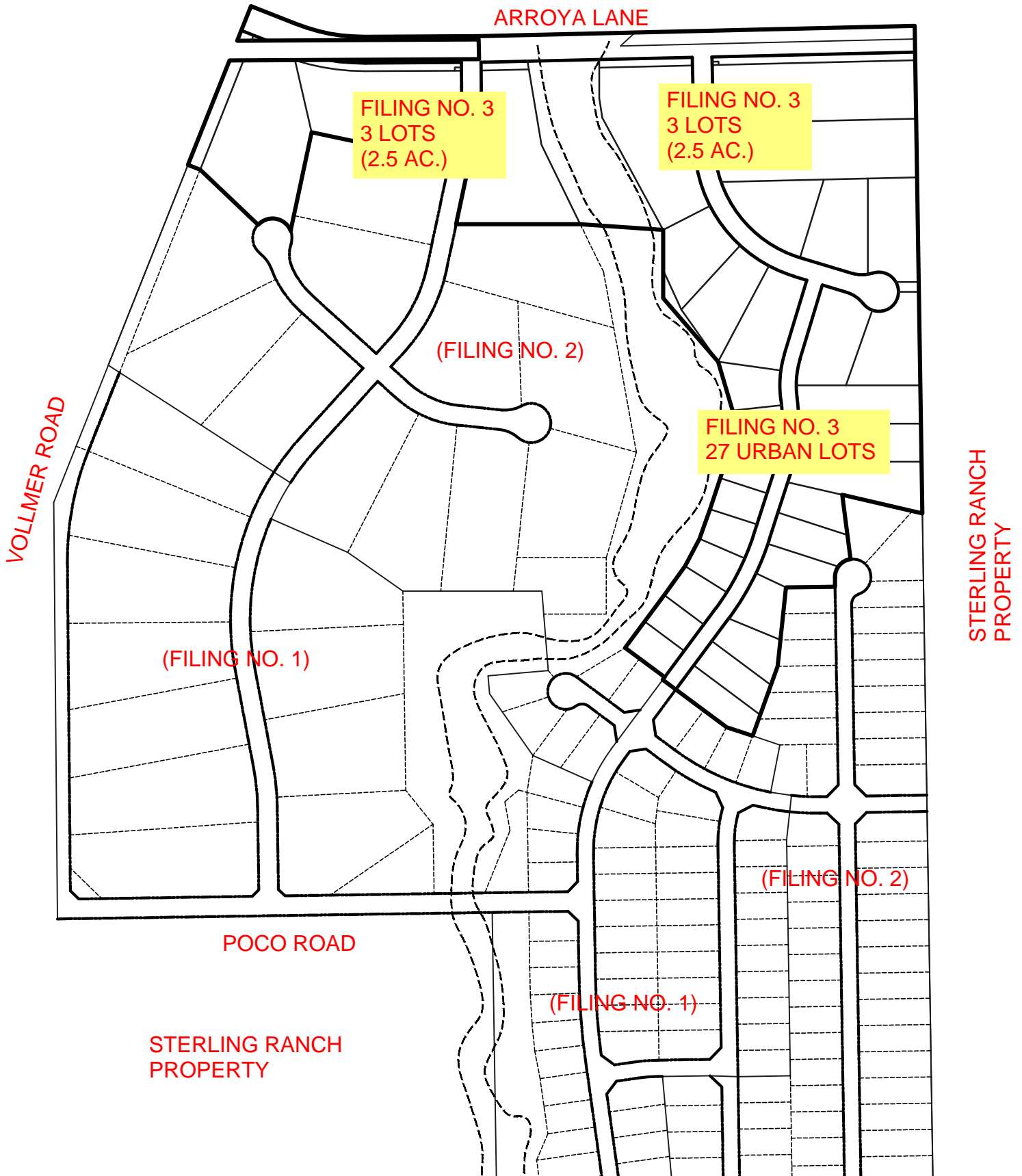
This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 3. This proposed Final Plat consists of 33 single-family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 44.351 acres. A realignment of Arroya Road to intersect Vollmer Road at a 90-degree angle will be provided with this subdivision. However, no right-of-way vacation is being proposed at this time.

The site is located in a portion of sections 21, 22, 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 and TimberRidge Filings 1 and 2. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (15,000 SF min. lots).

The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

# RETREAT AT TIMBERRIDGE FILING NO. 3

## VICINITY MAP



**Retreat at TimberRidge Filing No. 3**

**Adjacent Owners List**

Tax ID# 5228009011, 5228009012, 5228009013, 5227201006, 5222000023, 5227201013, 5227201014  
5227203007, 5227203008, 5227203009, 5227203010, 5227203011, 5227203012, 5227203013,  
5227203014

**TIMBERRIDGE DEVELOPMENT GROUP LLC**  
**2138 FLYING HORSE CLUB DR**  
**COLORADO SPRINGS CO, 80921**

Tax ID# 5227201016  
**EL PASO COUNTY**  
**200 S. CASCADE AVE. STE 150**  
**COLORADO SPRINGS CO, 80903**

Tax ID# 5227000005  
**VANTAGE HOMES CORP**  
**9540 FEDERAL DR. ST STE 100**  
**COLORADO SPRINGS CO, 80921**

Tax ID# 5227000007  
**CLASSIC SRJ LAND LLC**  
**2138 FLYING HORSE CLUB DR.**  
**COLORADO SPRINGS CO, 80921**

Tax ID# 5200000360  
**MORLEY-HALL STERLING**  
**20 BOULDER CRESCENT ST STE 100**  
**COLORADO SPRINGS CO, 80903-3300**

Tax ID# 5222000025  
**TURNER MICHAEL C**  
**9220 ARROYA LANE**  
**COLORADO SPRINGS CO, 80908-4402**

Tax ID# 5222000027  
**TURNER MICHAEL C**  
**8963 SHIPMAN LN**  
**COLORADO SPRINGS CO, 80908-7101**

Tax ID# 5221400002  
**STIMPLE FAMILY LLLP**  
**16466 FLORAWOOD PL**  
**MONUMENT CO, 80132**

Tax ID# 5221400003  
**BLACK FOREST TRAILS ASSOCIATION I**  
**PO BOX 88041**  
**COLORADO SPRINGS CO, 80908**

Tax ID# 5227203001  
**STEVEN WILLIAM SMITH**  
**8920 ELK ANTLER LANE**  
**COLORADO SPRINGS CO, 80908**

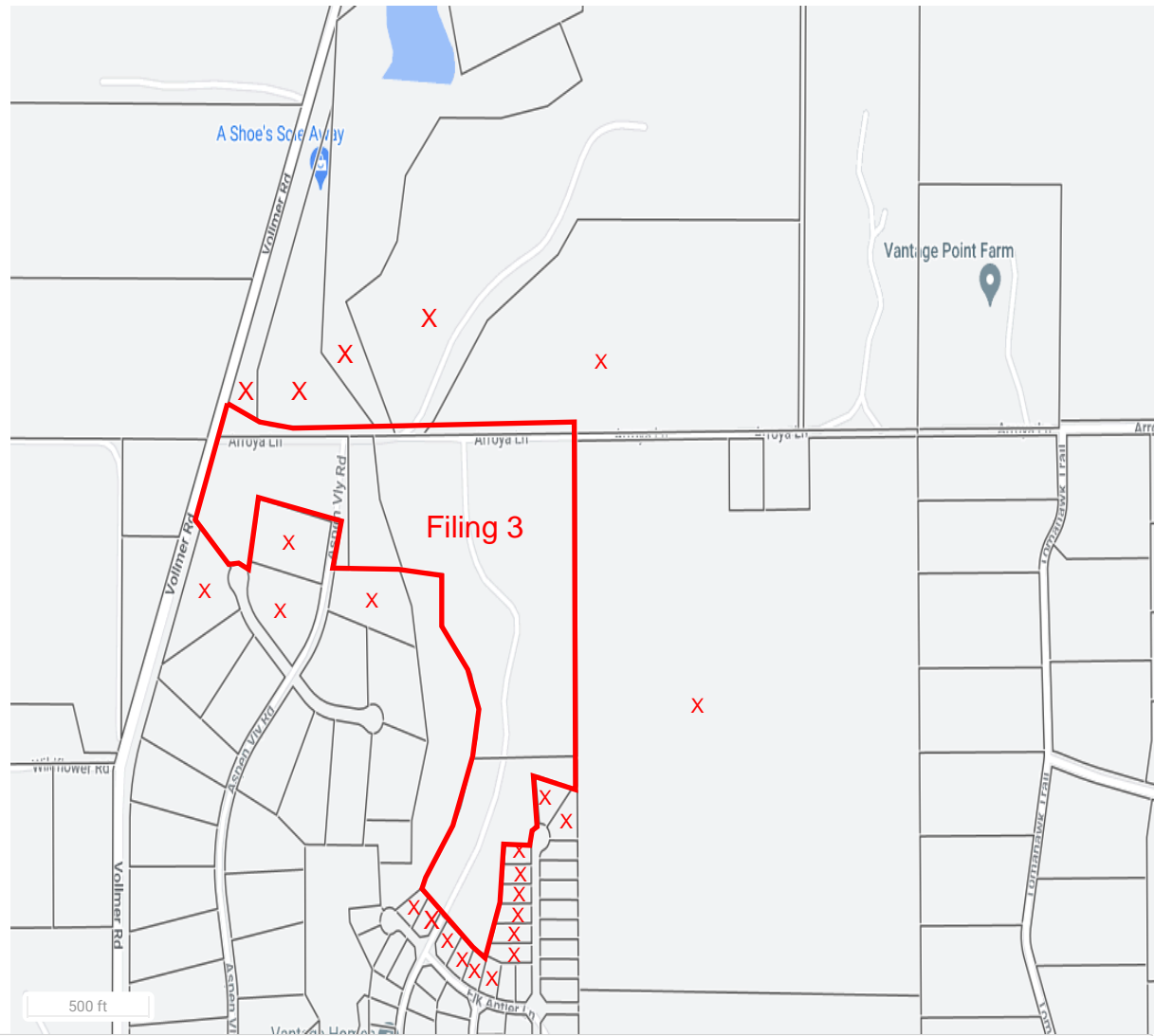
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**ANNETTE AND THEA SM**  
**8930 ELK ANTLER LANE**  
**COLORADO SPRINGS CO, 80908**

Tax ID# 5227203003  
**NORMAN AND ODELIA STITES**  
**8940 ELK ANTLER LANE**  
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Tax ID# 5227203004  
**REED AND SUMMER ROMNEY**  
**8950 ELK ANTLER LANE**  
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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.

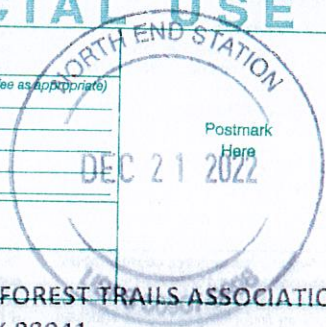
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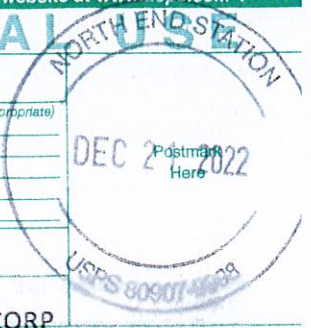
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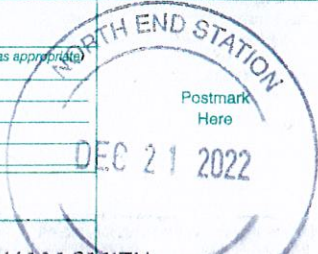
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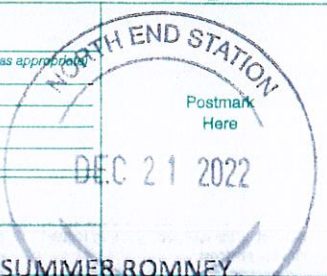
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