

*Mailed/Copied
2/23/22 KH*

EL PASO COUNTY

COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

2/21/2022

RE: The Ridge at Lorson Ranch Filing. Nos. 1- 3 Final Plats

File: SF-22-4; SF-22-5; SF 22-7

Parcel ID Nos.: 55000-00-371, 55000-00-367, 55000-00-368, 55000-00369, 55000-00370, 55000-00-274 and 55000-00-275

To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed Ridge at Lorson Ranch Filing Nos. 1-3 developments are located immediately north of Lorson Boulevard, along the north and south side of Fontaine Boulevard, approximately 3,000 feet east of the East Tributary of Jimmy Camp Creek that the applicants, Lorson, LLC, Love In Action, LLC, Nominee for Lorson Conservation Invest 2 LLP., have requested approval of three final plat applications which include a total of 994 single family lots within the PUD (Planned Unit Development) zoning district. The Ridge at Lorson Ranch PUD and Preliminary Plan (PCD File: PUDSP-21-6) was approved by the Board of County Commissioners on December 14, 2021. The Planning and Community Development Director may make a formal decision regarding the requests on 3/7/2022. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the applications documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Kari Parsons

Kari Parsons, Planner III
El Paso County Planning and Community Development
719-520-6306
Kari.parsons@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

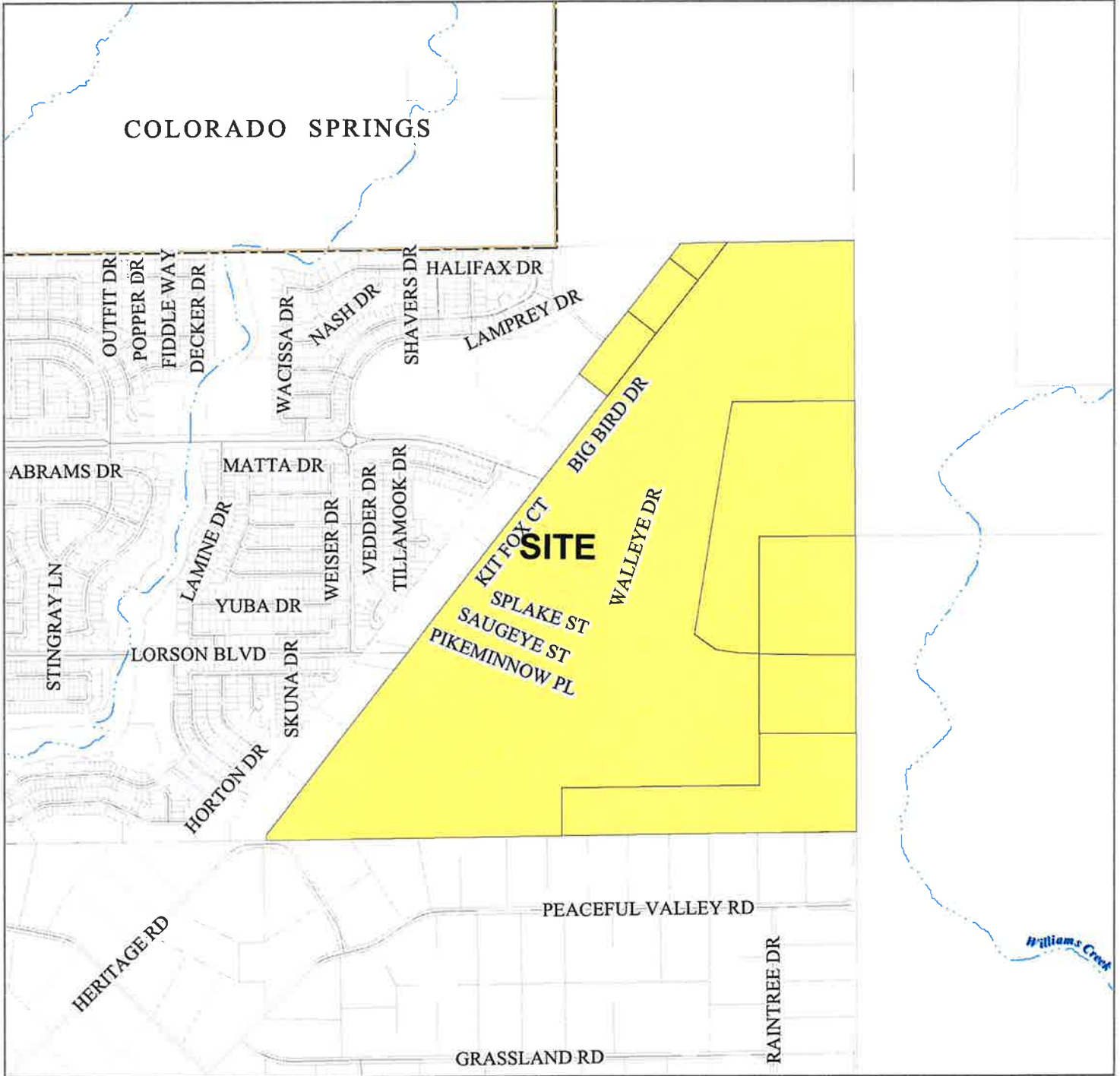
www.ELPASOCO.COM

El Paso County Parcel Information

File Name: SF-22-4; SF-22-5; SF22-7

Zone Map No.: --

Date: February 22, 2022



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 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon 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 hereon.

5524001008
LEVINE JOSEPH
30 TUPELO RD
SPRING LAKE, NC 28390

5513300004
SAINT AUBYN HOMES LLC
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO 80903

5500000274
LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

5500000274
LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

4500000082
BJ RANCHES LLC
970 SUMMER GAMES DR
COLORADO SPRINGS, CO 80905

4500000127
STATE OF COLORADO
633 17TH ST STE 1520
DENVER, CO 80202

5524002001
KEY JOHN B
7030 HERITAGE RD
COLORADO SPRINGS, CO 80925

5524001012
CRAWFORD THOMAS J
7035 HERITAGE RD
COLORADO SPRINGS, CO 80925

5523003001
LEMERE PHILLIP E
7075 HERITAGE RD
COLORADO SPRINGS, CO 80925

5524001013
POE TERRY A
10980 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001011
VEGA HECTOR M
11050 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001020
BIBER DAVID
11110 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001019
LASHCHUK YURIY
11170 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001007
KINNICK FREDERICK J
11300 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001006
GRAY DONNA K
11380 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001016
KIRBY RYAN
11450 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001004
DERBY JANET E
11510 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001003
TAYLOR TIMOTHY R
11590 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001002
TREVINO HILARIO
11700 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001001
SMITH CORRIE
11740 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925