

Dear Property Owner,

March 18, 2021

This letter is being sent to you because Challenger Communities, LLC is proposing an amendment to the approved and recorded Ponderosa at Lorson Ranch Filing No. 3 PUD and final plat in El Paso County located within Lorson Ranch, northeast of the intersection of Fontaine Blvd. and Old Glory Drive. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department.

The proposal being submitted to El Paso County is seeking approval of an application to amend the Planned Unit Development Plan (PUD)/ Preliminary Plan and Final Plat for the Ponderosa at Lorson Ranch Filing 3 project. Proposed amendments include the adjustment of lot and tract boundaries to accommodate an additional ten (10) foot public improvements easement adjacent to Lot Nos: 88, 89, & 90 and Tracts G & P. The proposed project is a continuation of the Ponderosa development approved and constructed between 2006 and 2010. The site is 10.38 acres and is currently identified as Lots 1-90 Ponderosa at Lorson Ranch Filing No. 3.

Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any action on this proposal a notification of the time and place of any public hearing or administrative action(s) will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions please contact:

**Developer:**  
Challenger Communities, LLC  
8605 Explorer Drive, Suite 250  
Colorado Springs, Co 80920

**El Paso County Planning Department**  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Kari Parsons  
(719) 520-6300

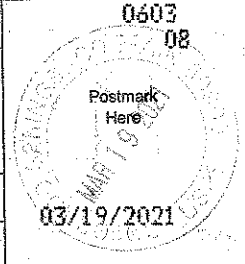
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Sent to Challenger Communities LLC  
 Street and Apt. No., or PO Box No. 8605 EXPLORER PKWY STE 250  
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