

September 12, 2023

Dear Property Owner,

This letter is being sent to you because Murray Fountain LLC et al is submitting a development application for a Sketch Plan Major Amendment (SKP233, <https://epcdevplanreview.com/Projects/ADetails/177289>) for approximately 1,137 Acres previously known as the Rolling Hills Ranch Sketch Plan. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed 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, 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.

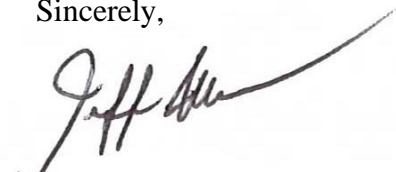
The request being submitted to El Paso County is seeking approval of a major sketch plan amendment for approximately 1,138 Acres previously known as the Rolling Hills Ranch Sketch Plan. The original Rolling Hills Ranch Sketch Plan (SKP 05-006) was approved on February 21, 2006 by the El Paso County Board of County Commissioners and subsequently recorded on March 23, 2006 (Resolution No. 06-80). That sketch plan depicted single & multi-family residential, commercial, school sites, parks and open space with a total of 8,577 dwelling units with a mix of densities ranging from 4, 5-8, 8-10, and 12-20 DU/ Acre. Due to several developments within El Paso County named as Rolling Hills the proposed sketch plan amendment will revise the project name to now be known as Rolling Meadows to the north of Bradley Road and Bull Hill to the south of Bradley Road. Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned PUD and shall remain zoned as PUD and is compatible with both the existing and allowed land uses found within the area. The amended sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, and Channel/Floodplain improvements. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,690 new single family detached units on 788.5 acres for a density range of 1-10 DU/ Acre and 750 new multi-family units on 34.7 acres for a density range of 12-24 DU/ Acre. The site is undeveloped, vacant land with native grasslands and rolling topography.

For questions please contact:

Lorson LLC
212 N. Wahsatch Ave. #301
Colorado Springs, CO 80903
(719) 635-3200

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

Sincerely,



Jeff Mark
Lorson LLC

9589 0710 5270 0456 6400 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total P _c	\$

Sent To TEAKELL JOAN E
 Street a 3955 S MERIDIAN RD
 COLORADO SPRINGS CO 80929-9718
 City, St_e

9589 0710 5270 0456 6400 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total	\$

Sent To WHITE WALLACE E
 Street a PO BOX 5042
 COLORADO SPRINGS CO 80931-5042
 City,

9589 0710 5270 0456 6400 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total F	\$

Sent To ALAN HAROLD DIRKS TRUST
 Street 7060 HOWARD LN
 EDEN PRAIRIE MN 55346
 City, S

9589 0710 5270 0456 6400 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total F	\$

Sent To DILKS JAIME ELIZABETH
 Street 3915 S MERIDIAN RD
 COLORADO SPRINGS CO 80929-9718
 City, S

9589 0710 5270 0456 6400 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total	\$

Sent To ELLICOTT FIRE PROTECTION DIST
 Street 2920 LONE FEATHER DR
 COLORADO SPRINGS CO 80929-9703
 City, S

9589 0710 5270 0456 6400 55

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total P _c	\$

Sent To HENDERSON ERIC
 Street a 3875 HAMMER RANCH RD COLORADO
 SPRINGS CO 80929-9714
 City, St_e

9589 0710 5270 0456 6400 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

BLH NO 1 LLC
111 S TEJON ST STE 222
COLORADO SPRINGS CO 80903-2246

Street

City, St

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0456 6400 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent

COLORADO CENTRE METRO DISTRICT
4770 HORIZONVIEW DR
COLORADO SPRINGS CO 80925-1053

Street

City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0456 6401 09

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent

COLE LONNIE RANDOLPH
3420 LONE FEATHER DR
COLORADO SPRINGS CO 80929-8901

Street

City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0456 6400 93

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent To

MUELLER JOSEPH W
3475 LONE FEATHER DR
COLORADO SPRINGS CO 80929-8901

Street

City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0456 6401 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent

UNITED STATES OF AMERICA
810 VERMONT AVE NW
WASHINGTON DC 20420-0001

Street

City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0456 6401 16

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent

COLORADO SPRINGS CITY OF
PO BOX 1575 MC 455
COLORADO SPRINGS CO 80901-1575

Street

City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions