

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 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:

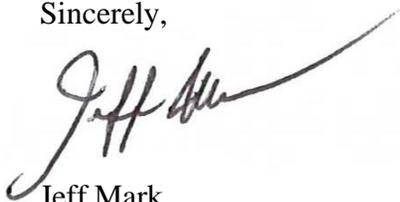
Lorson LLC

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