

# EL PASO



# COUNTY

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORIS)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
June 26, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

**SF-18-008**

**PARSONS**

**FINAL PLAT  
LORSON RANCH EAST FILING NO. 1**

A request by Lorson Conservation Invest I, LLLP; Lorson, LLC Nominee; Eagle Development Company; and Murray Fountain, LLC for approval of a final plat to create 303 single-family residential lots. The 126.26 acre property is zoned PUD (Planned Unit Development) and is located north of the Peaceful Valley Lake Estates Subdivision, on the south side of Bradley Road, west of the anticipated extension of Meridian Road and east of Marksheffel Road and east of the East Tributary of Jimmy Camp Creek. (Parcel Nos. 55000-00-402, 55000-00-406, 55000-00-267, 55000-00-268, 55000-00-269, 55144-00-006, 55144-00-007, 55144-08-088, 55133-01-001, and 55231-00-003) (Commissioner District No. 4) (Kari Parsons)

**Type of Hearing: Quasi-Judicial**

\_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ No Opinion \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on July 17, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on July 31, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/elpaso-county-planning-commission/planning-commission-2018-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,  
  
Kari Parsons, Project Manager/Planner II

*copy mailed 6/27/18*

Your Name: \_\_\_\_\_ (printed) \_\_\_\_\_ (signature)  
Address: \_\_\_\_\_  
Property Location: \_\_\_\_\_ Phone: \_\_\_\_\_

2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910-3127  
PHONE: (719) 520-6300 FAX: (719) 520-6695



File Name: SF-18-008

Zone Map No.: --

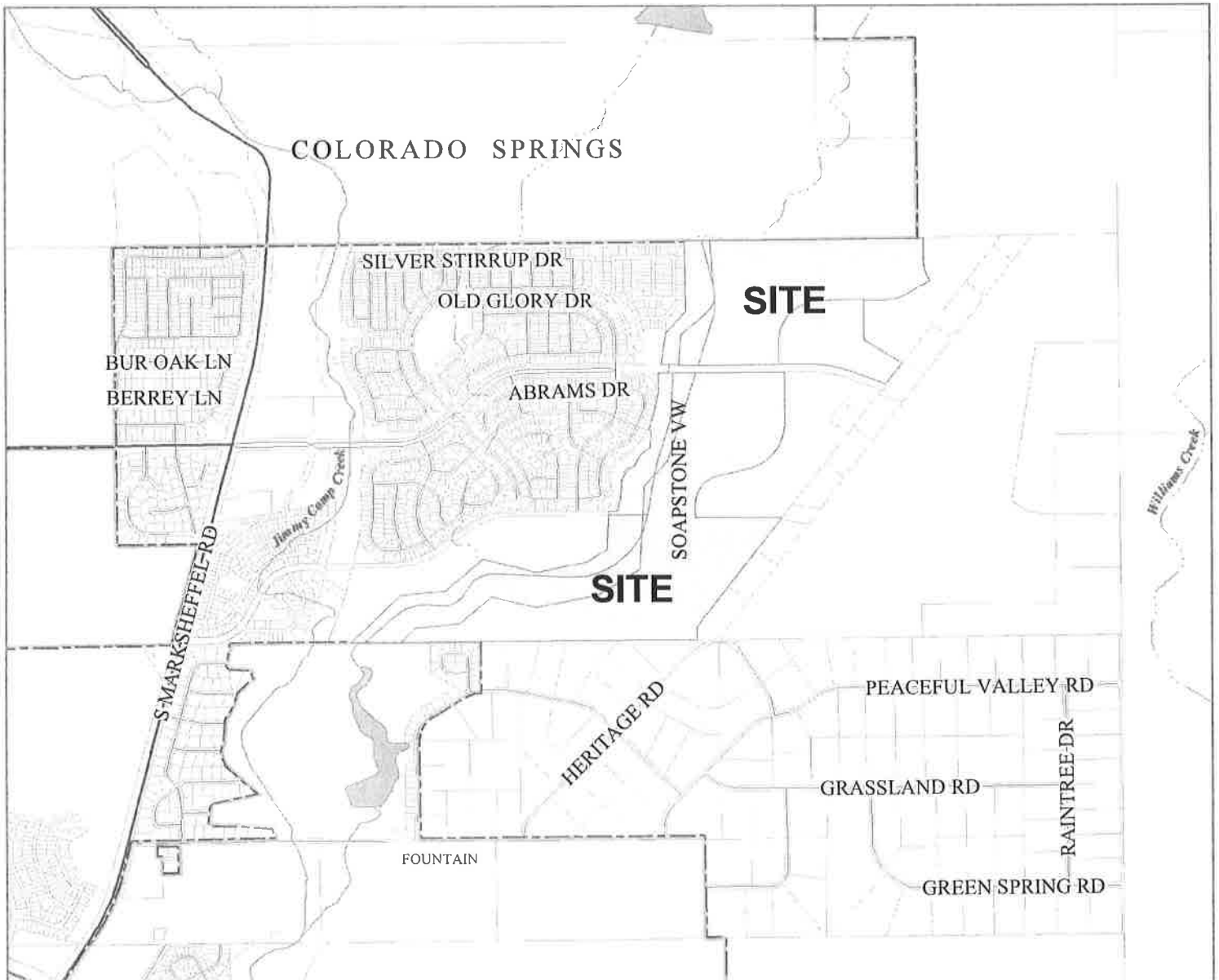
Date: June 27, 2018

### El Paso County Parcel Information

PARCEL	NAME
5500000406	LORSON LLC NOMINEE FOR
5500000402	LORSON LLC NOMINEE FOR
5500000269	LORSON LLC NOMINEE FOR
5500000268	LORSON LLC NOMINEE FOR
5500000267	LORSON LLC NOMINEE FOR
5500000402	LORSON LLC NOMINEE FOR
5514400006	LORSON LLC NOMINEE FOR
5514400098	EAGLE DEVELOPMENT COMPANY
5513301001	WIDEFIELD SCHOOL DISTRICT 3
5514400007	LORSON LLC NOMINEE FOR
5514400007	LORSON LLC NOMINEE FOR
5523100003	LORSON LLC NOMINEE FOR

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 201	COLORADO SPRINGS	CO
1820 MAIN ST	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476
80903	3476
80903	3476
80903	3476
80903	3476
80903	3476
80903	3475
80911	1152
80903	3476
80903	3476
80903	3476



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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5523106007  
ALEXIS GARFIELD  
10640 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001038  
ANDERSON KERRY D  
7097 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5514418012  
ARMSTRONG MICHAEL G  
10568 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001037  
ARNELL JUSTIN B  
7105 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5514408093  
ASPEN VIEW HOMES LLC  
555 MIDDLE CREEK PKWY STE 380  
COLORADO SPRINGS, CO 80921

5514418010  
BAERRESEN JEFFREY SCOTT  
10556 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106015  
BARAJAS JIMMY A  
10688 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106008  
BAXTER KAREN R  
10646 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106003  
BILLS STACI JO  
10616 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5500000291  
BLH NO 2 LLC  
111 S TEJON ST STE 222  
COLORADO SPRINGS, CO 80903

5500000324  
BULL HILL LLC  
3 WIDFIELD BLVD  
COLORADO SPRINGS, CO 80911

5514408055  
CARREON MAURO  
10764 RIDGEPOLE DR  
COLORADO SPRINGS, CO 80925

5514418009  
CONRAD SHANE REED LIVING TRUST  
10550 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514418013  
CUPP BRANDON  
10574 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106010  
DI LUZIO SALVATORE EUGENE SCOTTO  
10658 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514408088  
EAGLE DEVELOPMENT COMPANY  
212 N WAHSATCH AVE STE 201  
COLORADO SPRINGS, CO 80903

5523001008  
EAGLE I INVESTMENTS LLC NOMINEE  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

5523106001  
FETTE RICHARD A  
10604 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001042  
FOUNTAIN MUTUAL METROPOLITAN  
DIST  
PO BOX 1834  
COLORADO SPRINGS, CO 80901

5523001040  
GALLAGHER IAN A  
7081 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5523001002  
GONZALES ELIZABETH A  
7230 MILLBROOK CT  
FOUNTAIN, CO 80817

5523106006  
GREY PAUL J II  
10634 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106005  
GRIFFIN KERWIN D  
10628 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001006  
GUGGER RICK  
325 E 7TH AVE  
DENVER, CO 80203

5523001039  
HARRIS THOMAS H  
7089 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5514418007  
HLADEK JEFFREY  
10538 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106017  
JAMES JOHN P  
10495 HOKE RUN DR  
COLORADO SPRINGS, CO 80925

5523001007  
JOHNSON SHAWN  
10300 ROLLING RIDGE RD  
COLORADO SPRINGS, CO 80925

5514408058  
JONES JOHN T III  
6169 DECKER DR  
COLORADO SPRINGS, CO 80925

5514418014  
KALIS MICHAEL  
10580 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514418016  
KLINGAMAN JARED A  
10592 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106002  
LAHR RYAN M  
10610 ABRAMS DR  
COLORADO SPRINGS, CO 80925

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

5500000406  
LORSON LLC NOMINEE FOR  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

5514418018  
LORSON RANCH  
212 N WAHSATCH AVE SUITE 301  
COLORADO SPRINGS, CO 80903

5514408087  
LORSON RANCH METRO DISTRICT NO 1  
212 N WAHSATCH AVE STE 201  
COLORADO SPRINGS, CO 80903

5514418011  
MCCLAIN JERRY  
10562 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106013  
MCCORMICK DAVID E  
10676 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001001  
PADDOCK CHRISTOPHER W &  
7050 HERITAGE RD  
COLORADO SPRINGS, CO 80925

5523106016  
PHILLIPS DWAYNE K  
10694 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001005  
QUINTANA FRANK D  
10420 ROLLING RIDGE RD  
COLORADO SPRINGS, CO 80925

5523001035  
RAMBERG WILLIAM M  
7121 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5523001014  
RES-CO ONE LLC  
700 NW 107TH AVE STE 200  
FORT LAUDERDALE, FL 33324

5514418006  
RIVERA JUAN C  
10532 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523001036  
ROMANI JAMES S  
PO BOX 56208  
HILL AFB, UT 84056

5523001041  
ROWE JOHNNY T  
7073 APPLETREE LOOP  
COLORADO SPRINGS, CO 80925

5523106009  
SAWICKI THOMAS J  
10652 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514408056  
SIVICKAS VACLOVAS  
6113 DECKER DR  
COLORADO SPRINGS, CO 80925

5523106012  
SMITH ALFRED B  
10670 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5523106011  
SONTAG MICHAEL  
10664 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514418015  
STEWART DAVID J II  
10586 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514418008  
WALLQUIST KENNETH R  
10544 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5514418017  
WATKINS TIFFANY P  
10598 ABRAMS DR  
COLORADO SPRINGS, CO 80925

5513301001  
WIDEFIELD SCHOOL DISTRICT 3  
1820 MAIN ST  
COLORADO SPRINGS, CO 80911

5514408057  
WILKINSON MARSHALL  
6161 DECKER DR  
COLORADO SPRINGS, CO 80925

5523106004  
WYKSTRA SPENCER J  
10622 ABRAMS DR  
COLORADO SPRINGS, CO 80925