

# EL PASO

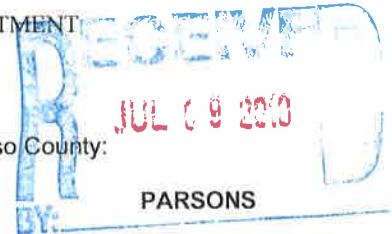


# COUNTY

COMMISSIONERS:  
 DARRYL GLENN (PRESIDENT)  
 MARK WALLER (PRESIDENT PRO TEMPORE)

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

**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.
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- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-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,

*[Signature]*

Kari Parsons, Project Manager/Planner II

Your Name: Kevin Hunt  
(printed)

*[Signature]*  
(signature)

Address: \_\_\_\_\_

Property Location: Lorson Ranch Phone: 7-3-18

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



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

EL PASO



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PARSONS

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Type of Hearing: Quasi-Judicial

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For	Against	No Opinion

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

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: RICK GUGGER

Address: 325 E. 7TH AVE. DENVER, CO 80203-3622

Property Location: LOT 1, ESTATE FIL. NO. 2 Phone: (303) 831-4323

THUNDERHEAD DR. 10810, 8.58 ACR.

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



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

**AND** LOT 6, BLK. 9, (P.V.L.E.), 1ST FILING  
10360 ROLLING RIDGE RD., 5.6 ACR.

EL PASO

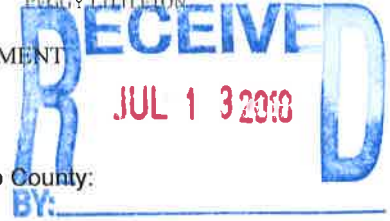


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**Type of Hearing: Quasi-Judicial**

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

Comments: Traffic, Noise, Road conditions, Emergency access, decreased air quality, wildlife.

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Thomas H. Harris Thomas H. Harris

Address: 7089 Appletree Ln. - Colo Spgs CO 80925 80925

Property Location: Apple Ridge Phone 719-287-4962

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



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

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Type of Hearing: Quasi-Judicial

_____	<del>X</del>	_____
For	Against	No Opinion
Comments: <u>We have concerns of this project being</u>		
<u>this close to our property.</u>		

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Shawn Johnson

Address: 10300 Rolling Ridge Rd  
(inserted)

Property Location: Peaceful Valley Estates

Phone 719-201-2040

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



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