

January 20, 2021

Dear Property Owner,

This letter is being sent to you because Lorson LLC is proposing a land use project in El Paso County located east of Marksheffel Rd. and Fontaine Blvd within the existing Lorson Ranch community. 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 an application for a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for early construction of utility mains. The proposed project is 15.764 acres with 85 lots for a density of 5.39 DU/ Acre. The proposed project is a continuation of the Lorson Ranch development. As part of this project new roadways and utility main extensions will be designed and constructed. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016.

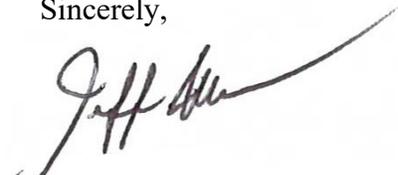
The site is suitable for the intended use of single family residential and is compatible with both the existing and allowed land uses found within the area. The site is undeveloped, vacant land with native grasslands and rolling topography. There are two PUD Modifications being requested with this submittal pertaining to intersection spacing and pedestrian ramp locations.

For questions please contact:

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

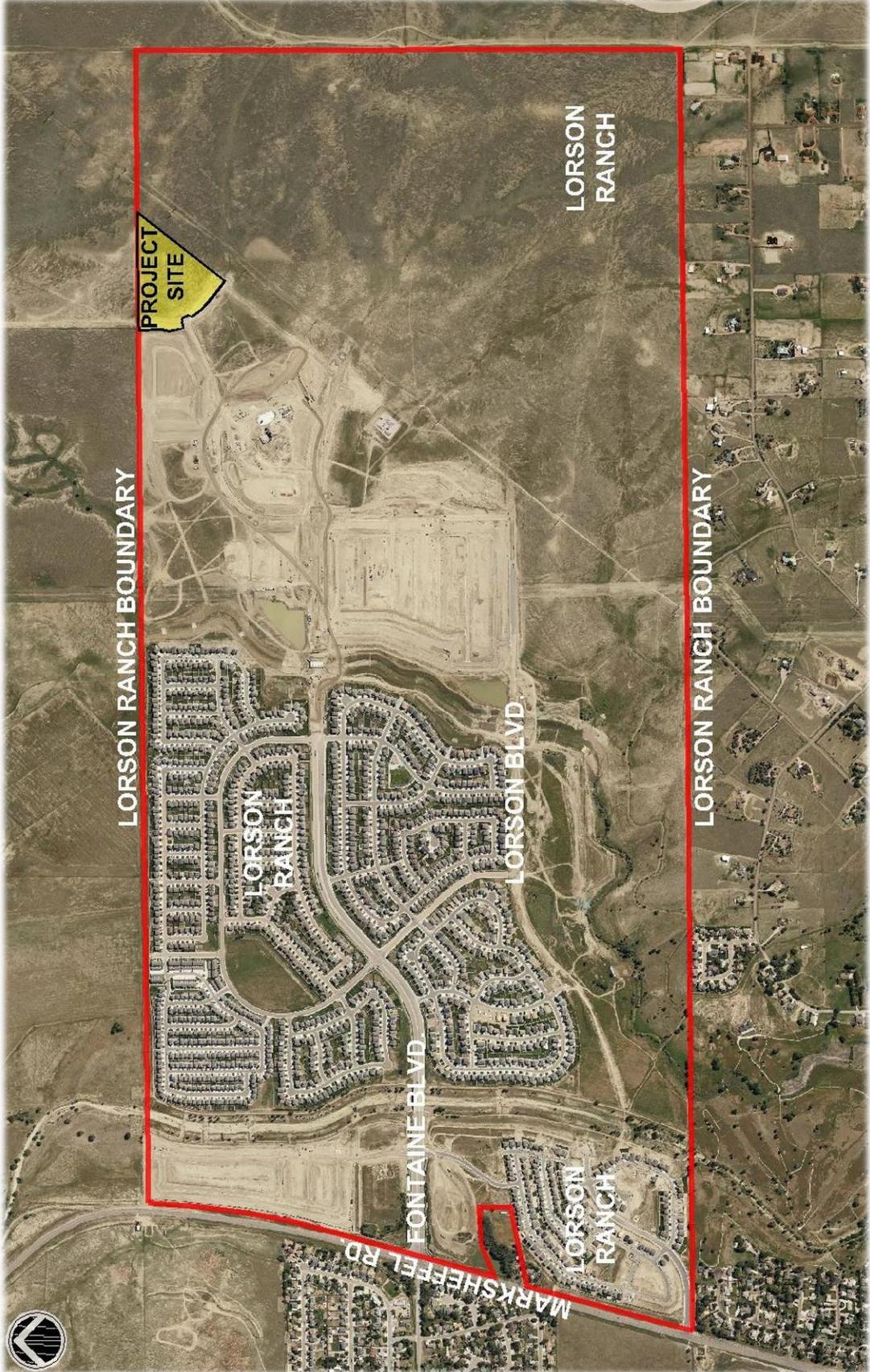
**El Paso County Planning Department**  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Kari Parsons  
(719) 520-6300

Sincerely,



Jeff Mark  
Lorson LLC

SKYLINE AT LORSON RANCH  
VICINITY MAP





2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

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Limon, CO 80828