

Dear Property Owner,

March 30, 2020

This letter is being sent to you because Lorson LLC is proposing a land use project in El Paso County located within Lorson Ranch, southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. 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 administrative action to approve or 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 proposal being submitted to El Paso County is seeking approval of an application for a final plat for the Carriage Meadows South at Lorson Ranch Filing 2 project. The proposed project is a continuation of the Carriage Meadows South development recently approved and constructed. The site is 5.322 acres and was identified as Tract O on the Carriage Meadows South Filing 1 final plat. With an approved combined PUD Development Plan/ Preliminary Plan, the proposed Carriage Meadows South Filing 2 proposes 49 single-family attached dwelling units for a density of 9.2 dwelling units per acre. The site is currently zoned RMH (Residential Medium/ High) permitting 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcel is currently vacant and suitable for development. A PUD Modification is being request as part of this application to allow privately owned streets as permitted by the El Paso County Land Development Code. There are existing utility improvements installed along the southern boundary that shall remain. There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain.

For questions please contact:

Lorson LLC
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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

