

December 21, 2022

Dear Property Owner,

This letter is being sent to you because Lorson LLC is proposing a land use project in El Paso County located in the eastern area of the existing Lorson Ranch community. This information is being provided prior to a Final Plat 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.

The request being submitted to El Paso County is seeking approval of an application for a Final Plat. The proposed project is 128.33 acres with 489 lots for a density of 3.81 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 Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre).

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.

For questions please contact:

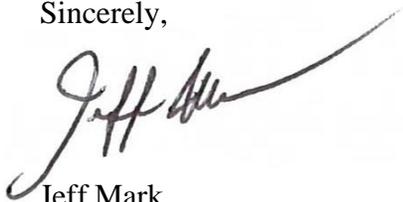
Lorson LLC

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

El Paso County Planning Department

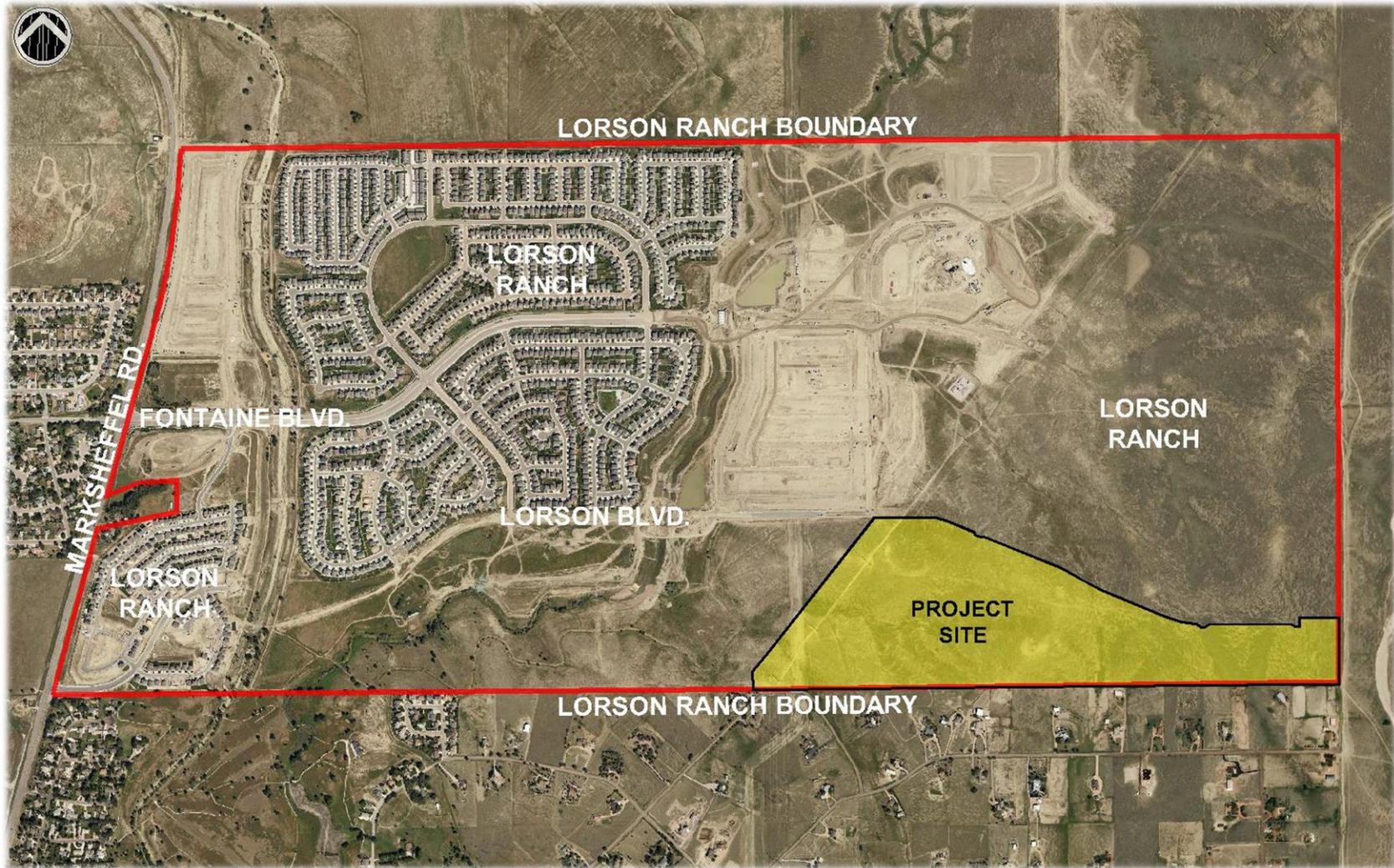
2880 International Circle
Colorado Springs, CO 80910
Attn: Kari Parsons
(719) 520-6300

Sincerely,



Jeff Mark
Lorson LLC

*HILLSIDE AT LORSON RANCH
VICINITY MAP*



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KEY JOHN B & KEY GEORGIA L
 7030 HERITAGE RD
 COLORADO SPRINGS CO,
 80925-9538

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Mountain View Electric
 Association, Inc.
 1655 5th St
 Limon, CO 80828

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KIRBY RYAN & KIRBY STEPHANIE
 11450 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO, 80925

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LEMERE PHILLIP E & LEMERE
 CHRISTINE M
 7075 HERITAGE RD
 COLORADO SPRINGS CO, 80925-
 9511

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BIBER DAVID & BIBER RACHELLE
 11110 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO,
 80925

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DERBY JANET E
 11510 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO, 80925

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 MARIA R

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PADDOCK CHRISTOPHER W &
 PADDOCK LU ANN
 7050 HERITAGE RD
 COLORADO SPRINGS CO,
 80925-9538

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VEGA HECTOR M & VEGA PENNY
 11050 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO,
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TAYLOR TIMOTHY R & TAYLOR
 KRISTEN M
 11590 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO, 80925

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LASHCHUK YURIY & LASHCHUK
 REBECCA
 11170 PEACEFUL VALLEY RD
 COLORADO SPRINGS CO, 80925

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CRAWFORD THOMAS J &
 FELDMAN SETH
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BJ Ranches LLC
 970 Summer Games Dr
 Colorado Springs, CO 80905-7381

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