

**EL PASO COUNTY**  
COLORADO



**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

4/11/2023

RE: Hillside at Lorson Ranch Subdivision



File: SF231  
Parcel ID No.: 5500000281, 5500000282, 5500000283, 5500000369, 5500000370,  
5500000371, 5500000405

To Whom It May Concern:

This letter is to inform property owners adjacent to the area East of The Hills at Lorse Ranch and North of Peaceful Valley Road that the applicant, Matrix Design Group, Inc., has requested approval of a final plat application for 489 units on 128 acres for a density of 3.83 DU/Acre. The lots along the southern border are larger in size 2.5 acres with a 100' building setback as required per BOCC resolution and PUD-06-007, PUDSP221 within the PUD (Planned Unit Development) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 4/25/2023. Any comments or questions may be forwarded to me prior to that decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com). Search file number SF231. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

*Kari Parsons*

Kari Parsons – Senior Planner  
El Paso County Planning and Community Development  
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EL PASO COUNTY



Planning and Community Development Department  
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6768 SKUNA DR  
COLORADO SPRINGS, CO, 80925

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