

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
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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. 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

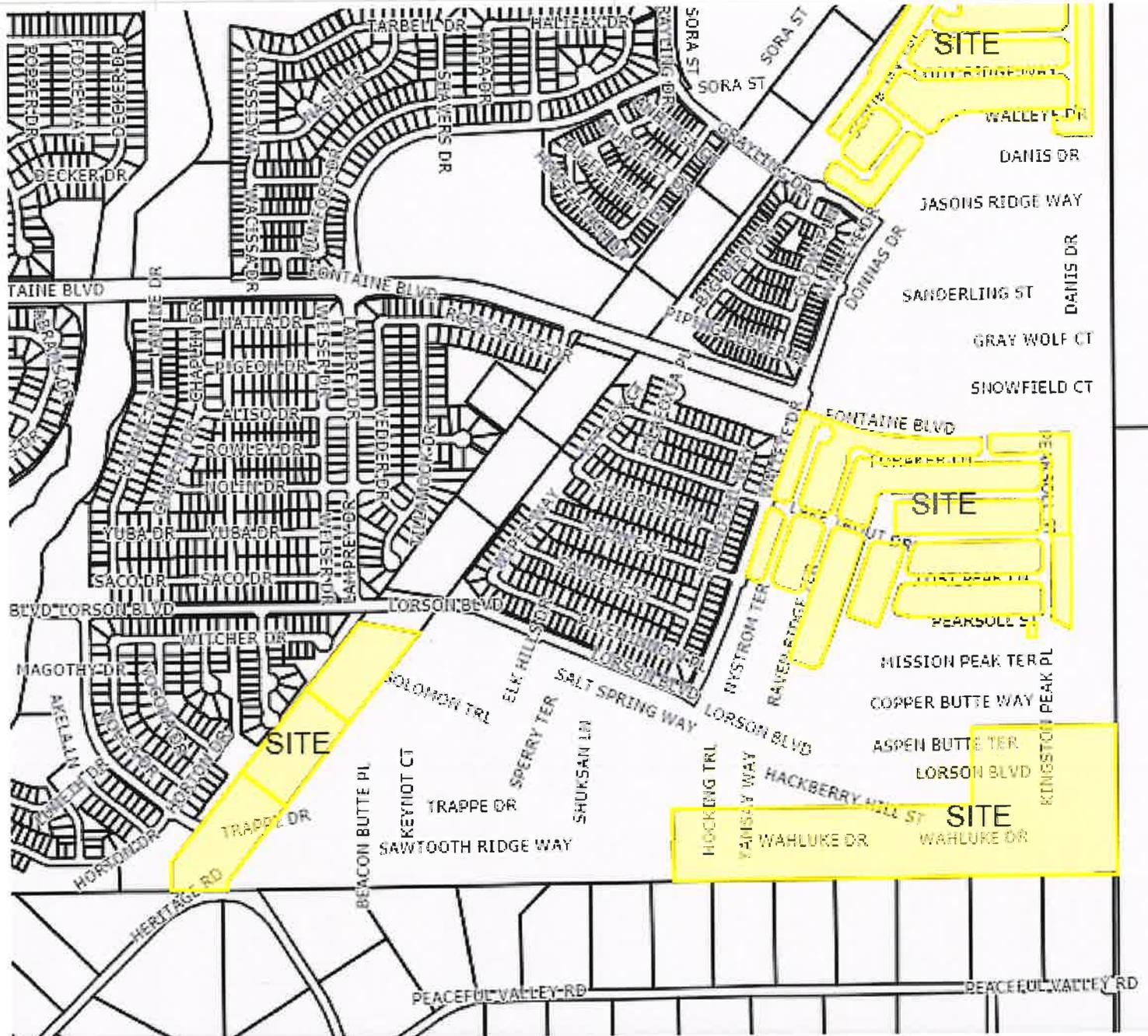
Kari Parsons – Senior Planner
El Paso County Planning and Community Development
719-520-6306
kariparsons@elpasoco.com

El Paso County Parcel Information

File Name: SF231

Date: APRIL 11, 2023

PARCEL	NAME	ADDRESS
5500000281	LORSON CONSERVATION INVEST 2 LLP	23-15-65
5500000282	LORSON CONSERVATION INVEST 2 LLP	24-15-65
5500000283	LORSON CONSERVATION INVEST 2 LLP	23-15-65
5500000369	LOVE IN ACTION	24-15-65
5500000370	LOVE IN ACTION	24-15-65
5500000371	LOVE IN ACTION	13-15-65
5500000405	LORSON CONSERVATION INVEST 2 LLP	24-15-66



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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