

EL PASO COUNTY
COLORADO

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
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. 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



Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

5524210019
SEGURA JUAN J
10811 WITCHER DR
COLORADO SPRINGS, CO, 80925

DENVER CO 802
12 APR 2023 PM

FIRST CLASS



ZIP 80910
02 7H
0001332609
APR 11 2023

\$ 000.60

UNITED STATES POSTAL SERVICE

NIXIE 888 FB 1 8884/21/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 88818518798 *8887-81194-12-86