

Dear Property Owner,

December 6, 2018

This letter is being sent to notify you that Lorson, LLC is proposing an amendment to the existing approved Lorson Ranch Sketch Plan on file with El Paso County Development Services. This information is being provided to you prior to the 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 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 and Community 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 purpose of this application is for review and approval of the Lorson Ranch Sketch Plan Amendment No. 2. which illustrates previously approved development filings; existing land uses such as residential, commercial and open space; and the proposed revisions of residential land use and density designations. The purpose of the Lorson Ranch Sketch Plan Amendment No. 2 is to revise the existing approved land use designations on several of the remaining undeveloped areas within Lorson Ranch to increase the permitted density to allow for multi-family housing such as townhomes. Since the last approved Sketch Plan Amendment in 2015, there have been several notable changes to the Lorson Ranch community including approval of plans east of the Jimmy Camp Creek East Tributary which requires construction of two bridges and utility extensions. There are no industrial use areas being proposed.

Lorson Ranch totals 1,412 acres with the maximum allowed dwelling units to remain as approved at 6,500 units for all of Lorson Ranch. Lorson Ranch currently has several hundred completed home sites, numerous roadways, utilities, and drainage improvements. The Sketch Plan Amendment does not affect any existing or approved final plats on file with El Paso County. Lorson Ranch is currently zoned Planned Unit Development (PUD) and will remain as such. At this time, there are no waivers being requested with the Sketch Plan Amendment #2.

For questions please contact:

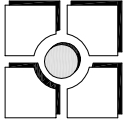
**Lorson, LLC**  
212 N. Wahsatch Ave. #301  
Colorado Springs, CO 80903  
(719) 635-3200

**El Paso County Planning &  
Community Development Department**  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Kari Parsons  
(719) 520-6300

Sincerely,



Jeff Mark  
Lorson, LLC

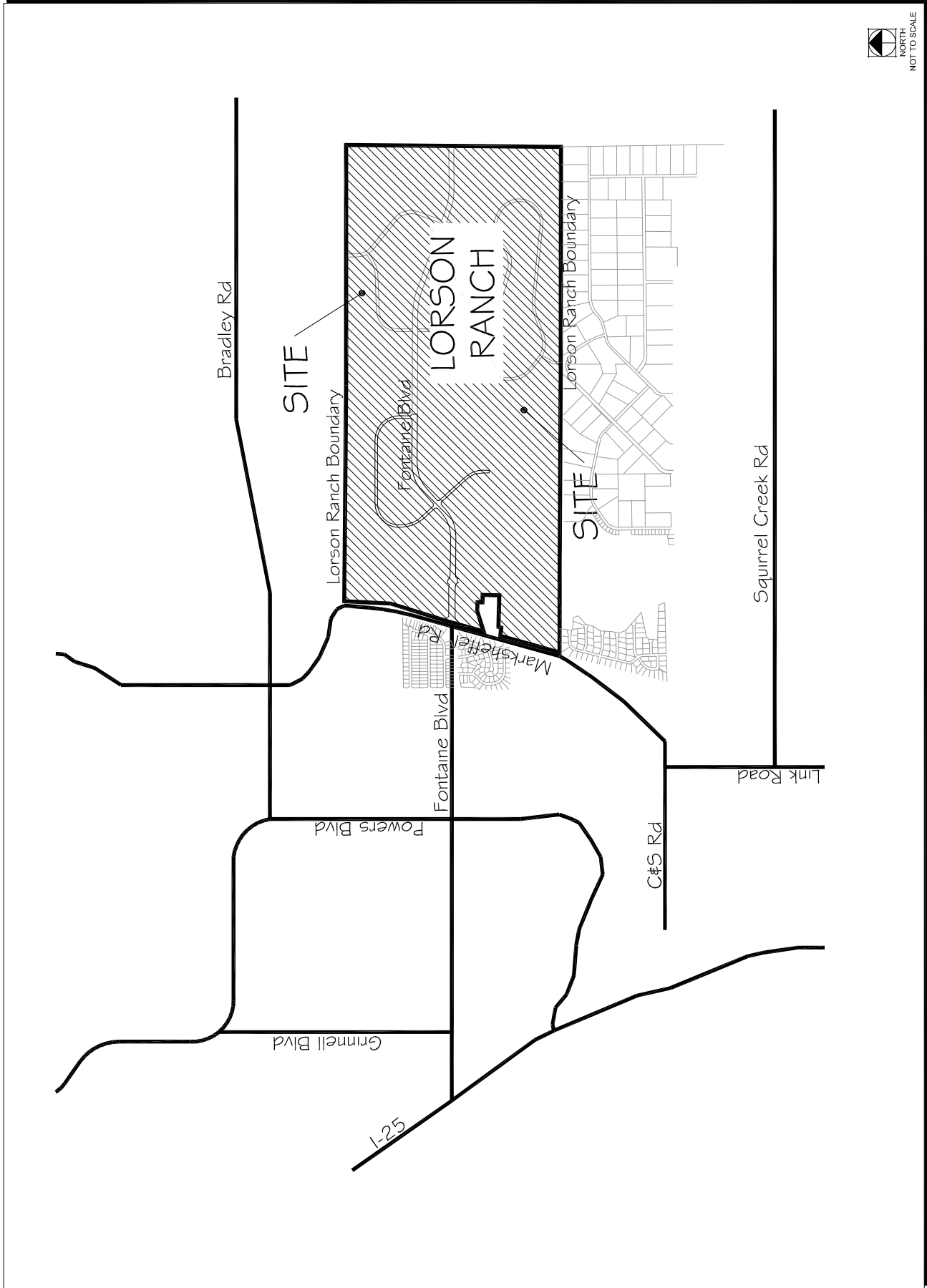
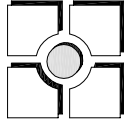


**THOMAS & THOMAS**  
 ARCHITECTS  
 1000 North Lincoln Avenue  
 Suite 1000  
 Colorado Springs, CO 80903  
 Phone: (719) 520-1000  
 Fax: (719) 520-1001

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	DATE
DB/AM	02.22.18
CHECKED	02.03.00
PROJECT NUMBER	2816.00
SCALE:	AS NOTED

**Lorson Ranch**  
 Sketch Plan Amendment  
 VICINITY MAP  
 Colorado Springs, CO





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 RES-CO ONE LLC  
 C/O RIALTO CAPITAL ADVISORS LLC  
 700 NW 107TH AVE STE 200  
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 CHRISTY LOFTON  
 10083 SEAWOLF DR  
 COLORADO SPRINGS, CO 80925

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 JEDNA & GARY HAKENSON  
 10059 SEAWOLF DR  
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 BRANDON & PETRA JARDINE  
 6758 STINGRAY LN  
 COLORADO SPRINGS, CO 80925

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 ALEXIS HUGUENIN  
 10425 HOKE RUN DR  
 COLORADO SPRINGS, CO 80925

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage \$3.95

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08/21/2018  
 KEVIN & AMBER SPINKS  
 6678 ALLIANCE LOOP  
 COLORADO SPRINGS, CO 80925

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