

February 7, 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 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 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.

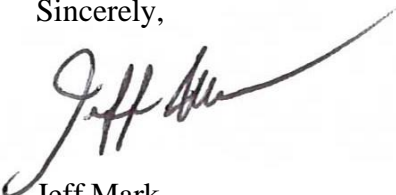
The request being submitted to El Paso County is seeking approval of an application for a combined PUD Development Plan/ Preliminary Plan and request for early grading. The proposed project is 128.33 acres with 489 lots for a density of 3.81 DU/ Acre. The proposed project is a continuation of the Lorson Ranch development. As part of this project new roadways and utility main extensions will be designed and constructed. No access is proposed or requested to Peaceful Valley Road. The site layout includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. 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*

