

EL PASO



COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

RECEIVED  
DEC 23 2017

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
December 14, 2017

This letter is to inform you of the following petition which has been submitted to El Paso County:

PUDSP-16-003

PARSONS

MAP AMENDMENT (REZONE)  
LORSON RANCH EAST

A request by Lorson Conservation Invest I, LLLP, Lorson, LLC Nominee, Eagle Development Company, and Murray Fountain, LLC, for approval of a map amendment (rezoning) of 274.59 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development). The applicant also requests the PUD (Planned Unit Development) be approved as a preliminary plan to authorize the development of 826 single-family lots, rights of way, a school site tract owned by El Paso County, a future development tract and multiple open space and drainage tracts. The property is located north of the Peaceful Valley Lake Estates Subdivision, on the south side of Bradley Road, west of the anticipated extension of Meridian Road and east of Marksheffel Road, more specifically east of the East Tributary of Jimmy Camp Creek. (Parcel Nos. 55000-00-402, 55000-00-403, 55000-00-404, 55000-00-406, 55000-00-267, 55000-00-268, 55000-00-269, 55144-00-006, 55144-00-007, 55144-08-088, 55133-01-001, 55231-00-003) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For ☒ Against ☒ No Opinion ☐  
Comments: bought this home & paid a premium to have no  
real estate behind us. Please DO NOT BUILD behind our  
property.  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on January 2, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on January 23, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through the County's web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted following the meeting.
- The Staff Report for this Agenda item can be found at:  
<http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2018.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Jerry McClain  
(printed)

Address:

10562 Abrams Dr. Colo Spgs Co

Property Location:

Lorson Ranch

Phone

719-382-0851

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

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DEC 29 2017

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CRAIG DOSSEY, EXECUTIVE DIRECTOR  
December 14, 2017

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Type of Hearing: Quasi-Judicial

For Against No Opinion  
Comments: Our properties have had no dialog on this new  
Amendment. will impact our lifestyle and property values.  
I wish to address the planning Commission on Jan 2nd.  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Christopher W Paddock

Address: 7050 Heritage Rd. Colo. Springs Co. 80925

Property Location: Closest Property Impact by Phone: (719) 201-3871  
Lorson Ranch Development

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695