

**EL PASO**  **COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
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4/29/2024

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

**PCD File Nos.:** (CS242) Village at Lorson Ranch Fil No. 1 and (SF248) Village at Lorson Ranch Fil No. 1 Plat.  
**Project Description:** Cradlan LLC, is respectfully submitting rezone and plat applications for the proposed Village at Lorson Ranch Filing 1 commercial project. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Cradlan LLC  
212 N. Wahsatch Ave. Suite 301  
Colorado Springs, CO 80903  
jmark@landhuisco.com  
719-635-3200

**Applicant/Representative:**

Matrix Design Group, Inc.  
2435 Research Parkway Suite 300  
Colorado Springs, CO 80920  
Jason\_alwine@matrixdesigngroup.com  
719-457-5609

**Tax ID/Parcel No.:** 5515413054

**Location of Project:** The property northeast of the intersection at Marksheffel Road and Fontaine Blvd.

**Zoning District:** PUD (Planned Unit Development)

**Land Size:** 9.73 Acres

**View project documents online (EDARP):**

CS242 - <https://epcdevplanreview.com/Public/ProjectDetails/196779>

SF248 - <https://epcdevplanreview.com/Public/ProjectDetails/196834>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,



Kylie Bagley – Planner  
El Paso County Planning & Community Development  
(719) 520-6323  
KylieBagley@elpasoco.com

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF LAND-USE APPLICATION**

**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** CS242 & SF248

**PARCEL NO.:** 5515413054

**OWNER:** CRADLAN LLC

**ADDRESS:** Unaddressed, see map.

El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600

Please report any parcel discrepancies to:

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