



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

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Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: CS242 & SF248

PARCEL NO.: 5515413054

OWNER: CRADLAN LLC

ADDRESS: Unaddressed, see map.

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
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Cami Bremer, District 5

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