

January 31, 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 east of Marksheffel Rd. and Fontaine Blvd within the existing Lorson Ranch community. This information is being provided prior to a Final Plat 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.

The request being submitted to El Paso County is seeking approval of an application for a Final Plat. The proposed Ridge at Lorson Ranch Filing no. 3 project is 40.755 acres with 182 lots for a density of 4.46 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. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016.

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:

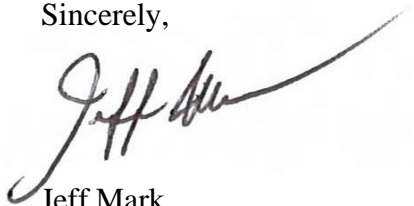
Lorson LLC

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

El Paso County Planning Department

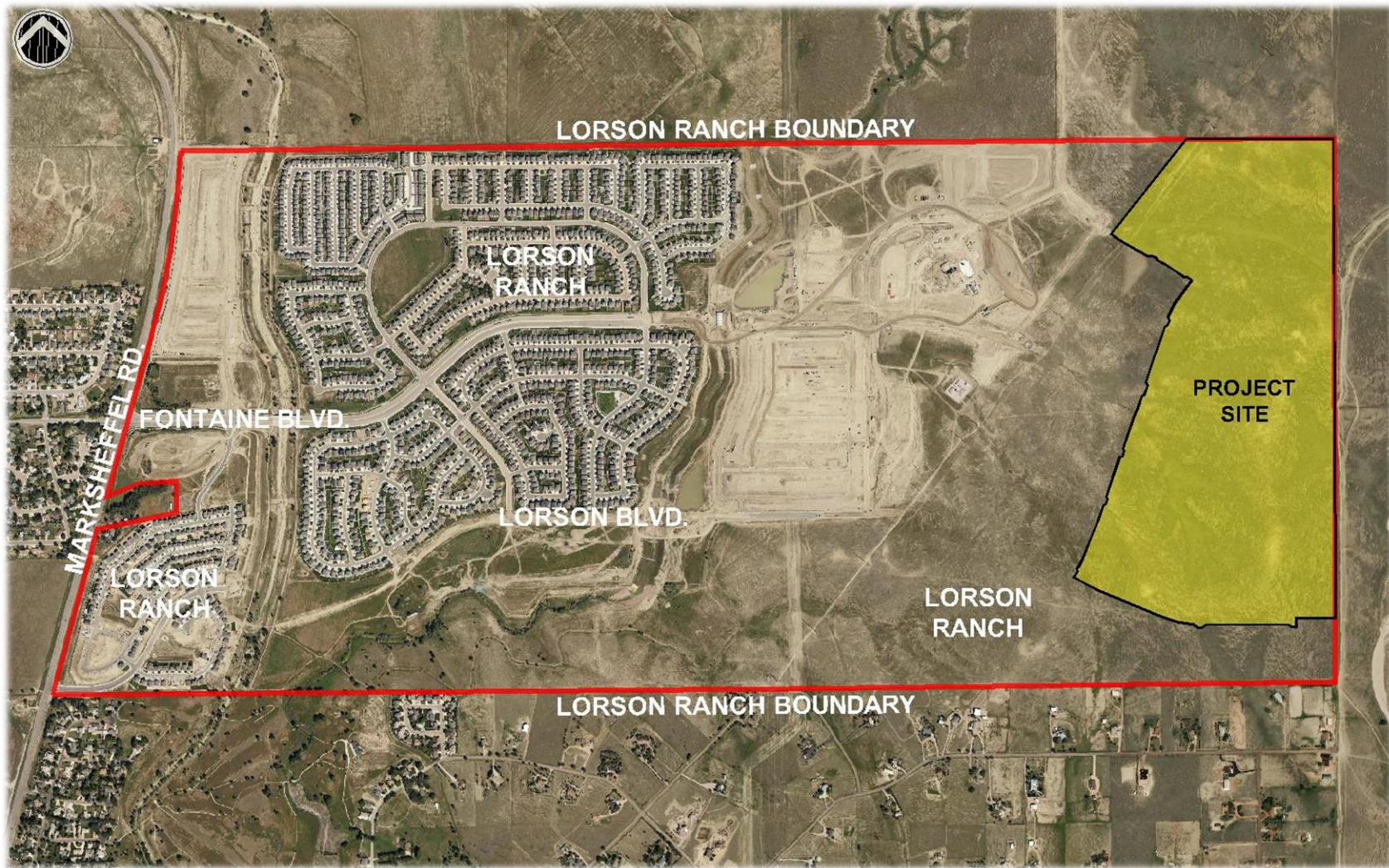
2880 International Circle
Colorado Springs, CO 80910
Attn: Kari Parsons
(719) 520-6300

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Mark", with a long, sweeping horizontal line extending to the right.

Jeff Mark
Lorson LLC

RIDGE AT LORSON RANCH
VICINITY MAP



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Sent To: BJ Ranches LLC
Street and: 970 Summer Games Dr
City, State, ZIP: Colorado Springs, CO 80905-7381
PS Form 38

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BJ Ranches LLC
970 Summer Games Dr
Colorado Springs, CO 80905-7381



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