

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
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

4/20/2023

RE: Creekside at Lorson Ranch Filing 2

File: SF233
Parcel ID No.:5523114075

To Whom It May Concern:

This letter is to inform property owners adjacent to 10786 Luneth Drive that the applicant, Matrix Design Group, Inc., has requested approval of a final plat application for 38 single-family detached lots with public row within 6 acres within the PUD (Planned Unit Development) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 5/4/2023. Any comments or questions may be forwarded to me prior to that decision.

You may view the application documents online at www.epcdevplanreview.com. Search file number SF233. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Kari Parsons

Kari Parsons – Senior Planner
El Paso County Planning and Community Development
719-520-6306
KariParsons@elpasoco.com

El Paso County Parcel Information

File Name: SF233

Date: April 20, 2023

| PARCEL | NAME | ADDRESS |
|------------|--|--------------------|
| 5523114075 | Lorson LLC Nominee for Murray Fountain LLC | 10786 Luneth Drive |



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



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

5523120060
KIPLAGAT DAVID
10592 HORTON DR
COLORADO SPRINGS, CO, 80925

5523119007
LINDGREN ADAM C
6796 VOLGA DR
COLORADO SPRINGS, CO, 80925

5514418034
LORSON RANCH METROPOLITAN
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO, 80903-3476

5523117016
MARTIN JOHN MICHAEL
6707 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117009
MITCHELL EDDIE J
6787 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523121011
PABON XAVIER A
6965 SHUNKA LN
COLORADO SPRINGS, CO, 80925

5523117012
POIRIER LEO
6747 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523120010
ROBINSON COLLIN
10693 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523107013
SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO, IL, 60606

5523120008
SMAFIELD THOMAS
10717 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523107012
LEFITI MARIO
6776 LAMINE DR
COLORADO SPRINGS, CO, 80925

5523120003
LOPEZ ANTONY F HERNANDEZ
6936 SHUNKA LN
COLORADO SPRINGS, CO, 80925

5523116014
MACI KRISTINA ANN
10704 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523122005
MENDIOLA TRAVIS HARVY
6955 AKELA LN
COLORADO SPRINGS, CO, 80925

5523114008
MITCHELL WILLIAM
6831 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523120064
PENTLAND JONATHAN EUGENE
10624 HORTON DR
COLORADO SPRINGS, CO, 80925

5523120006
RM1 SFR PROPCO B LP
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903-3476

5523114076
SAINT AUBYN HOMES LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO, 80903-3476

5523120062
SHALINSKY PRESTON JOSEPH
10608 HORTON DR
COLORADO SPRINGS, CO, 80925

5523114011
SMALLS RONALD
6873 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523119010
LENZ SASCHA
6826 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114058
LORD NATHAN MICHAEL
10694 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523116015
MARK ROSS PHILLIP
6706 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119011
MINCH NEALE PATRICK
151 CLARKSLEY RD
MANITOU SPRINGS, CO, 80829

5523119005
NGWAYAH ARCHIE
6776 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119003
PEREZ VINCENT NANGAUTA
6756 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523121008
RM1 SFR PROPCO B LP
1850 PARKWAY PL #900
MARIETTA, GA, 30067

5523119004
SCHUSTER JESSE K
6766 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523120007
SIEBERT JONATHAN J
10729 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523117008
SMITH KEVIN NEIL
6807 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117013
6737 VOLGA DR REVOCABLE TRUST
590 HIGHWAY 105 STE 225
MONUMENT, CO, 80132

5523117011
ARMSTRONG ELIZABETH ANN
6757 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117005
BAEZ JOSE A
6847 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523121009
BAUMANN ANDREA LEIGH
6937 SHUNKA LN
COLORADO SPRINGS, CO, 80925

5523121006
BRETT ZACHARY NOLAN RYNE
6932 AKELA LANE
COLORADO SPRINGS, CO, 80925

5523117014
DANG PETER
6727 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114057
FKH SFR PROPCO J LP
10706 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523116011
GREGORY ANDREW
10722 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523116017
HAIRSTON BRITTANY
6726 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119014
HUTSON JASON LYNN
6866 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117006
ALEXANDER ELLAHIMOD
6837 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114009
ASM INVESTMENTS LLC
6845 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523116013
BAILEY JOHN
10710 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523120001
BAYRON AMILCAR A AQUINO
6964 SHUNKA LN
COLORADO SPRINGS, CO, 80925

5523120061
CALERO JOSEPH
10600 HORTON DR
COLORADO SPRINGS, CO, 80925

5523122002
FKH SFR PROP CO J LP
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903-3476

5523119012
FKH SFR PROPEO J LP
6846 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117010
GROOMES JULIAN
6767 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114007
HARRIS ISABEL
6817 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523117015
JIMENEZ JERAMY NATHANIEL
6717 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523120067
ANDERSON-HODGE JOEY L
10648 HORTON DR
COLORADO SPRINGS, CO, 80925

5523120005
AVERNA LISA M
10753 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523114012
BARRETO MARCOS
6887 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523119001
BEDOW RAYMOND ELIGIO
6736 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523116016
COREA ELVIN EDGARDO JR
6716 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114054
FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA, GA, 30067

5523114013
FONSECA AIDA Z
10681 CASTOR DR
COLORADO SPRINGS, CO, 80925

5523120065
GUZMAN JENNIFER AURORA
10632 HORTON DR
COLORADO SPRINGS, CO, 80925

5523121005
HAWKINS ANDRE JR
6944 AKELA LN
COLORADO SPRINGS, CO, 80925

5523120002
KAMP DAKOTAH
6950 SHUNKA LN
COLORADO SPRINGS, CO, 80925

5523119013
SMITH LORTAVIUS J
6856 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114010
TODD JOSHUA JUDE
6859 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523119009
VELASQUEZ ANGEL
6816 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119002
WALKER SHANE
6746 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119008
SOTELO JOSEPH
6806 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523121004
UNDERWOOD MARKEL D
6956 AKELA LN
COLORADO SPRINGS, CO, 80925

5523117007
VENETUCCI DWIGHT J
6827 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523107011
WORLEY JERRY GRANT JR
12828 E 106TH WAY
COMMERCE CITY, CO, 80022

5523114053
TANUI SUSAN
10754 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523107014
VALLE CARLA SAMANTHA
10717 SACO DR
COLORADO SPRINGS, CO, 80925

5523116012
VERNIER CHARLES JOSEPH
10716 WHITCHER DR
COLORADO SPRINGS, CO, 80925