

January 30, 2023

Dear Property Owner,

This letter is being sent to you because Lorson LLC is proposing a land use project in El Paso County located in the southern area of 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 project is 6.01 acres with 38 lots for a density of 6.32 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 PUD with a density cap of 7-10 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RM (Residential Medium 7-10 DU/ Acre).

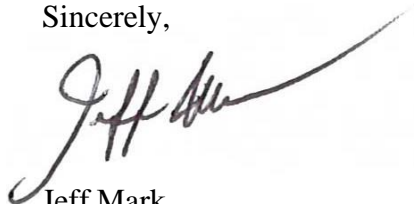
The site is suitable for the intended use of single family residential and is compatible with both the existing and allowed land uses found within the area. The site is undeveloped, vacant land with native grasslands.

For questions please contact:

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

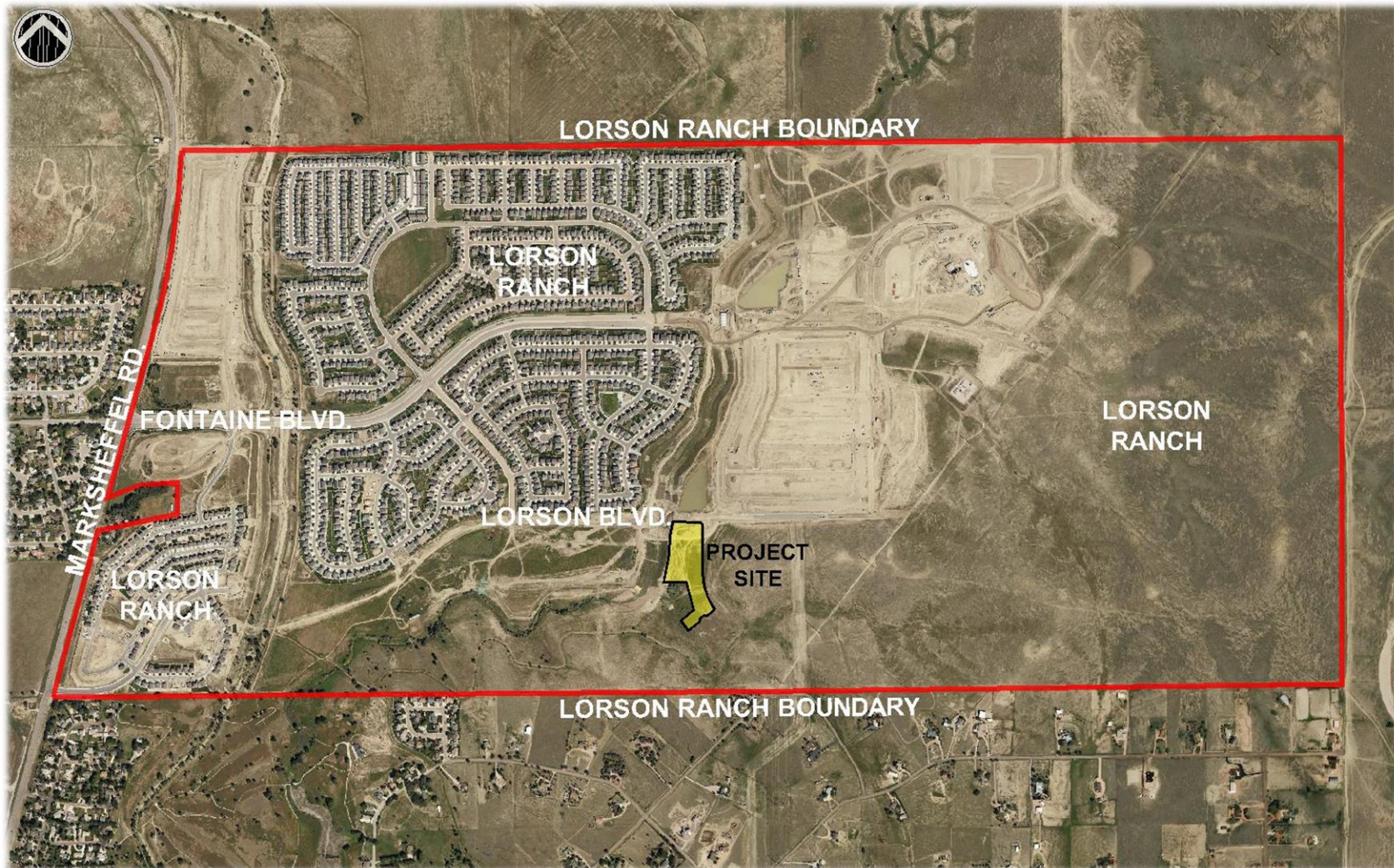
El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

Sincerely,

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

Jeff Mark
Lorson LLC

CREEKSIDE AT LORSON RANCH FILING 2
VICINITY MAP



7021 2720 0000 6379 1917

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. PEREZ VINCENT NANGAUTA	
City, State, Zip 6756 VOLGA DR	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1887

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. VELASQUEZ ANGEL	
City, State, Zip VELASQUEZ AUBRIE	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1924

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. WALKER SHANE	
City, State, Zip WALKER AMY	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1894

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. NGWAYAH ARCHIE	
City, State, Zip NGWAYAH KEETA	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1931

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. HAIRSTON BRITTANY	
City, State, Zip 6726 VOLGA DR	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1900

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.75</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. SCHUSTER JESSE K	
City, State, Zip 6766 VOLGA DR	
COLORADO SPRINGS CO, 80925	

PS Form 3800 Instructions

7021 2720 0000 6379 1962

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
Here

Sent To _____

Street and Ap. MACI KRISTINA ANN

10704 WITCHER DR

City, State, Zip: COLORADO SPRINGS CO, 80925

PS Form 3800

7021 2720 0000 6379 1948

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
Here

Sent To _____

Street and Ap. COREA ELVIN EDGARDO JR

COREA LORISHA

City, State, Zip: 6716 VOLGA DR

COLORADO SPRINGS CO, 80925

PS Form 3800

7021 2720 0000 6379 1870

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
Here

Sent To _____

Street and Ap. LINDGREN ADAM C

6796 VOLGA DR

City, State, Zip: COLORADO SPRINGS CO, 80925

PS Form 3800

7021 2720 0000 6379 1955

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
Here

Sent To _____

Street and Ap. MARK ROSS PHILLIP

MARK ERIKA MARIE

City, State, Zip: 6706 VOLGA DR

COLORADO SPRINGS CO, 80925

PS Form 3800