

Dear Property Owner,

January 15, 2019

This letter is being sent to you because Lorson LLC is proposing a land use project in El Paso County located within Lorson Ranch, southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. This information is being provided prior to a 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. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

The proposal being submitted to El Paso County is seeking approval of an application for a Planned Unit Development Plan (PUD) and a Preliminary Plan for the Carriage Meadows South at Lorson Ranch Filing 2 project. The proposed project is a continuation of the Carriage Meadows South development recently approved and constructed. The site is 5.322 acres and was identified as Tract O on the Carriage Meadows South Filing 1 final plat. With a combined PUD Development Plan/ Preliminary Plan submittal, the proposed Carriage Meadows South Filing 2 proposes 56 single-family attached dwelling units for a density of 10.5 dwelling units per acre. The site is currently zoned RMH (Residential Medium/ High) permitting 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcel is currently vacant and suitable for development. A PUD Modification is being request as part of this application to allow privately owned streets as permitted by the El Paso County Land Development Code. There are existing utility improvements installed along the southern boundary that shall remain. There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain.

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,



Jeff Mark  
The Landhuis Company



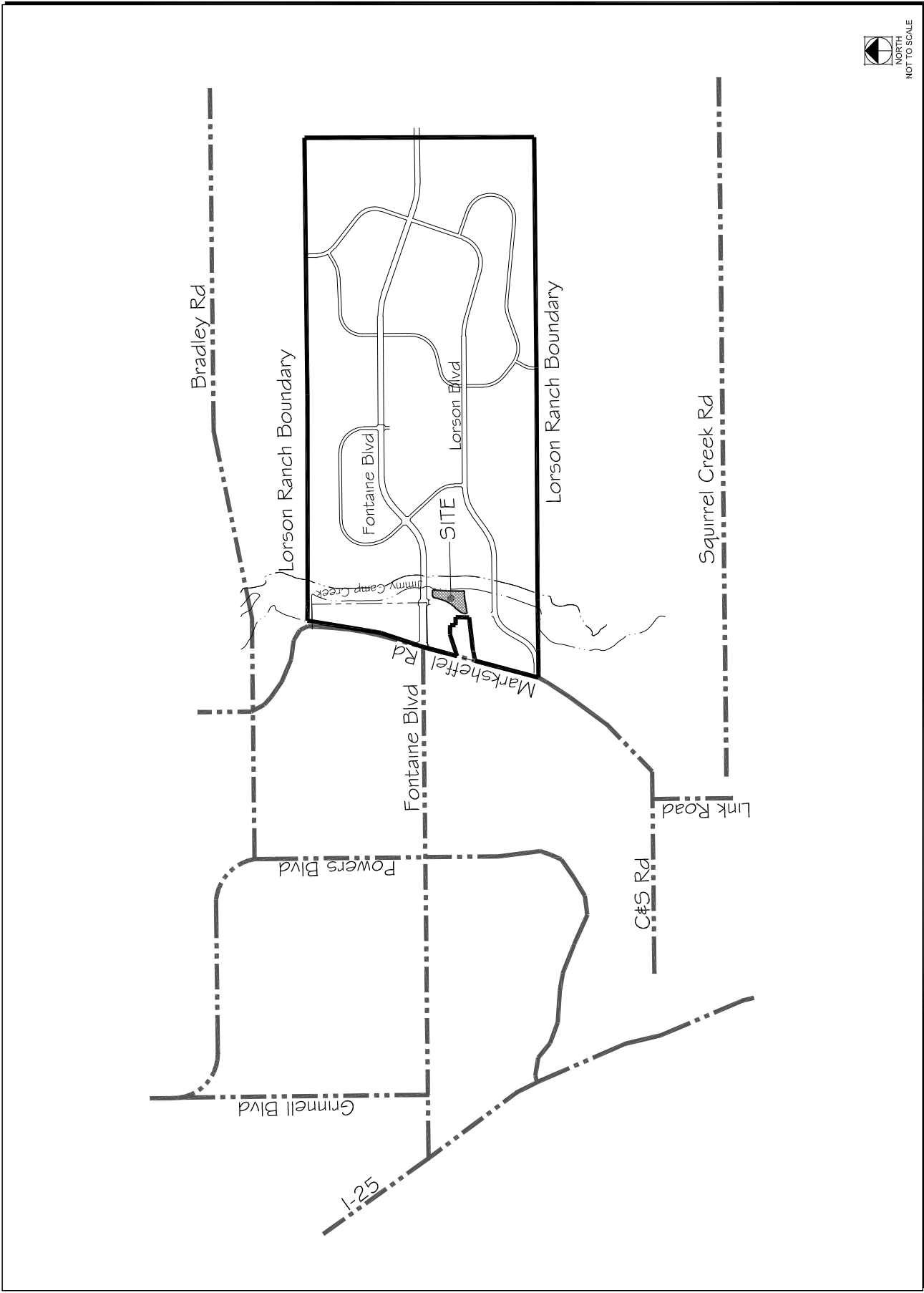
**PROJECT LOCATION**

DESIGNED	00.00.00
DRAWN	00.00.00
CHECKED	00.00.00
PROJECT NUMBER	2816.15
SCALE:	AS NOTED

REV#	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

STAMP:

**CARRIAGE MEADOWS SOUTH  
AT LORSON RANCH  
FILING NO. 2**  
El Paso County, Colorado



7016 1970 0000 8595 2949

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**ZACHARY & ANNE PACE**  
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**SAINT AUBYN HOMES LLC**  
 212 N WAHSATCH AVE STE 201  
 COLORADO SPRINGS, CO 80903

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**LORSON RANCH METRO DISTRICT**  
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