

EL PASO COUNTY

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

12/9/2020

RE: Creekside South at Lorson Ranch Final Plat

File: SF-20-17

Parcel ID Nos.:55000-00-433, 55000-00-435, 55232-13-068, 55232-13-069

To Whom It May Concern:

This letter is to inform property owners adjacent to property located south of Lorson Boulevard, and east of Marksheffel Road, that the applicants, Lorson LLC, Nominee For Murray, Lorson Ranch Metropolitan District No. 1, Lorson Conservation Invest 1, LLLP, have requested approval of a final plat application to create a total of 200 single-family lots within the PUD (Planned Unit Development) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 12/24/2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. The plat is attached depicting the setbacks, and 2.5-acre lots along the southern boundary. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Kari Parsons, Planner III
El Paso County Planning and Community Development
719-520-6306
Kariparsons@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



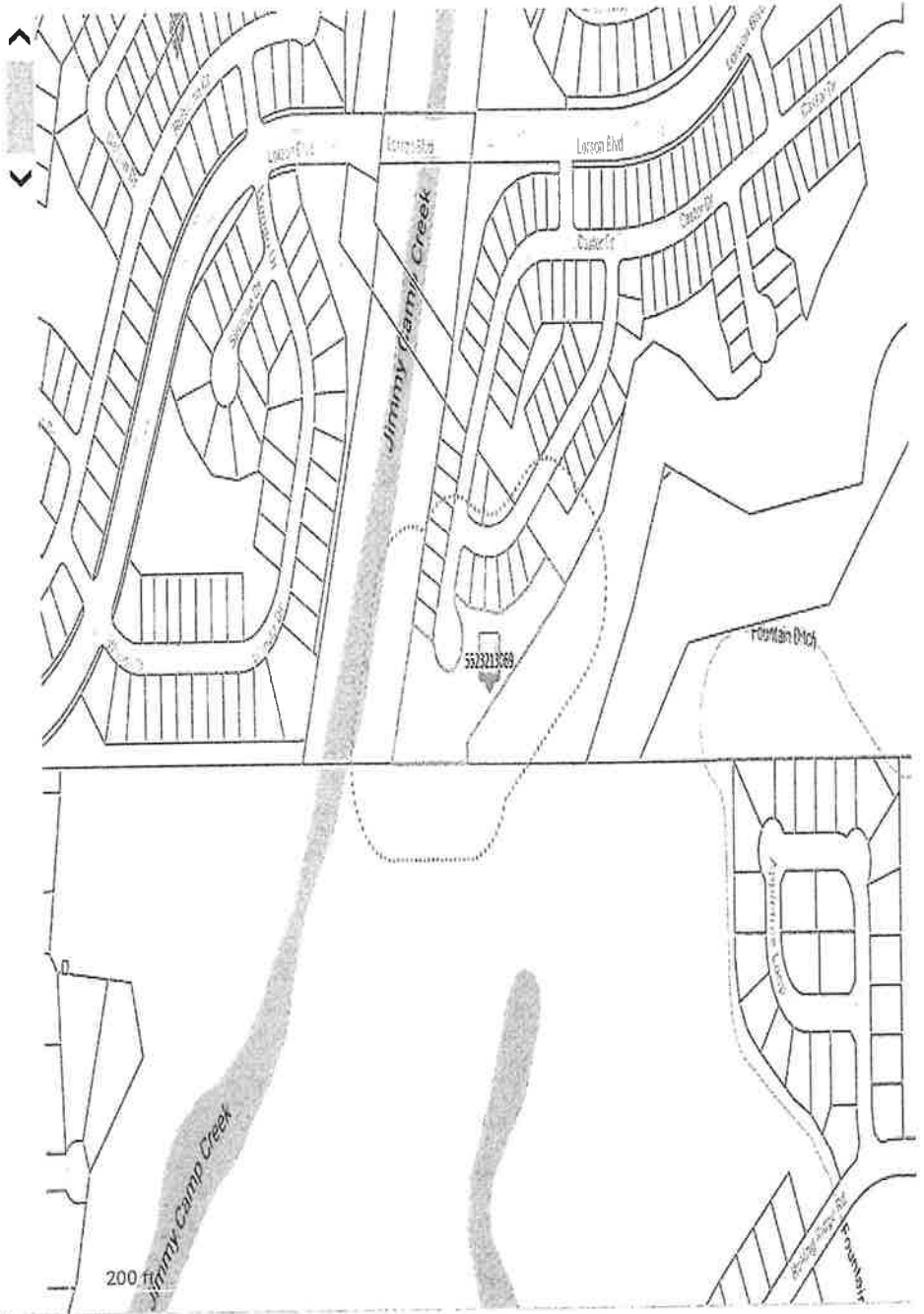
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

9807 GASTOR DR

Market Value \$1,000

5523213069
LORSON
RANCH
METROPOLITAN,
DISTRICT
NO 1



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

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COLORADO SPRINGS CO 80903-3476

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COLORADO SPRINGS CO 80903-3476

LORSON RANCH
212 N WAHSATCH AVE SUITE 301
COLORADO SPRINGS CO 80903-3476

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

SIGNATURE RANCH LLC
PO BOX 75568
COLORADO SPRINGS CO 80970-5568

LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

VIDOLOFF ROBERT
10682 ABRAMS DR
COLORADO SPRINGS CO 80925-8422

MORNEAU SHAWN L
10688 ABRAMS DR
COLORADO SPRINGS CO 80925-8422

PHILLIPS DWAYNE K
10694 ABRAMS DR
COLORADO SPRINGS CO 80925-8422

JAMES JOHN P
10495 HOKE RUN DR
COLORADO SPRINGS CO 80925-8423

DIAZ EDWIN G MEDINA
10481 HOKE RUN DR
COLORADO SPRINGS CO 80925-8423

JONES OLDAN
1320 WOOTEN RD
COLORADO SPRINGS CO 80915

HPA US1 LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO IL 60606

LORSON RANCH
212 N WAHSATCH AVE SUITE 301
COLORADO SPRINGS CO 80903-3476

LEFITI MARIO
6776 LAMINE DR
COLORADO SPRINGS CO 80925

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

AVH LOT HOLDINGS LLC
555 MIDDLE CREEK PKWY
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~~ASPEN VIEW HOMES LLC
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~~LORSON RANCH
212 N WAHSATCH AVE SUITE 301
COLORADO SPRINGS CO 80903-3476~~

~~LORSON RANCH METRO DISTRICT
1700 LINCOLN ST STE 2000
DENVER CO 80203-4554~~

~~PAVE SUMMER
10051 SEAWOLF DR
COLORADO SPRINGS CO 80925-8438~~

~~HEATH JAN
10043 SEAWOLF DR
COLORADO SPRINGS CO 80925-8438~~

BARTON LARRY L JR
9429 RIVERTON PATH
FOUNTAIN CO 80817-3143

HARWOOD PHILIP
10027 SEAWOLF DR
COLORADO SPRINGS CO 80925-8438

MYERS HETTIE
10019 SEAWOLF DR
COLORADO SPRINGS CO 80925-8438

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212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

SAENZ ENRIQUE
10008 CASTOR DR
COLORADO SPRINGS CO 80925

CASTANEDA FIORELLA
9876 CASTOR DR
COLORADO SPRINGS CO 80925

SMITH SEAN M
9864 CASTOR DR
COLORADO SPRINGS CO 80925

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

KEMP KENNETH
9840 CASTOR DR
COLORADO SPRINGS CO 80925

GREELEY RAUSHAUNA
9828 CASTOR DR
COLORADO SPRINGS CO 80925

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

MANFREDYSANTIAGO BLAS
9804 CASTOR DR
COLORADO SPRINGS CO 80925

MCKEEVER PATRICK ALEXANDER
6989 WINNICUT DR
COLORADO SPRINGS CO 80925

TENNYSON JONATHAN
6983 WINNICUT DR
COLORADO SPRINGS CO 80925

SIMMONS KAYLA
6977 WINNICUT DR
COLORADO SPRINGS CO 80925

ARMSTRONG KEEGAN
6971 WINNICUT DR
COLORADO SPRINGS CO 80925

CLEVELAND RYAN
6965 WINNICUT DR
COLORADO SPRINGS CO 80925

SCHRAMEK BRANDON
6959 WINNICUT DR
COLORADO SPRINGS CO 80925

JOHNSON MIRANDA
6953 WINNICUT DR
COLORADO SPRINGS CO 80925

CARTER TRAVIS DEAN II
6947 WINNICUT DR
COLORADO SPRINGS CO 80925

PHINNEY MATTHEW CHARLES
6941 WINNICUT DR
COLORADO SPRINGS CO 80925

JENNINGS CHANDLER JORDAN
6935 WINNICUT DR
COLORADO SPRINGS CO 80925

CAMPBELL RYAN P
6929 WINNICUT DR
COLORADO SPRINGS CO 80925

RIVERA JAVIER JR
6923 WINNICUT DR
COLORADO SPRINGS CO 80925

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GODKIN JUSTIN D
10056 CASTOR DR
COLORADO SPRINGS CO 80925

PAYNE JONATHON
10044 CASTOR DR
COLORADO SPRINGS CO 80925

ADAMS BRANDON D JONES
10032 CASTOR DR
COLORADO SPRINGS CO 80925

INGLIS NICOLE A
10020 CASTOR DR
COLORADO SPRINGS CO 80925

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MEDINA RAMON JR
6972 WINNICUT DR
COLORADO SPRINGS CO 80925

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ABARCA ANGEL
9901 CASTOR DR
COLORADO SPRINGS CO 80925

THOMPSON AUSTIN RAY
9913 CASTOR DR
COLORADO SPRINGS CO 80925

NAZARIO MONTARIO
9925 CASTOR DR
COLORADO SPRINGS CO 80925

DELANEY MICHAEL A
9949 CASTOR DR
COLORADO SPRINGS CO 80925

CORREA BRYAN ARANGO
9973 CASTOR DR
COLORADO SPRINGS CO 80925

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212 N WAHSATCH AVE STE 301
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TOMAKA ZACHARY C
10009 CASTOR DR
COLORADO SPRINGS CO 80925

HUGHEY MICHAEL J
10021 CASTOR DR
COLORADO SPRINGS CO 80925

GALLARDO JOSE CHRISTOPHER
10033 CASTOR DR
COLORADO SPRINGS CO 80925

JOLLY GENESIS
10045 CASTOR DR
COLORADO SPRINGS CO 80925

ROSE NATOYA ALLEN
6924 WINNICUT DR
COLORADO SPRINGS CO 80925

SEERING NATHAN J
6930 WINNICUT DR
COLORADO SPRINGS CO 80925

LIZAMA JACOB CABRERA
6936 WINNICUT DR
COLORADO SPRINGS CO 80925

JOSEPH KEARA
6942 WINNICUT DR
COLORADO SPRINGS CO 80925

SIMON RAYMOND A
515 HEMISPHERE DR
FAYETTEVILLE NC 28306

WILLIAMS DEANDRE
6954 WINNICUT DR
COLORADO SPRINGS CO 80925

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

EL PASO COUNTY COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

12/9/2020

RE: Creekside South at Lorson Ranch Final Plat

File: SF-20-17

Parcel ID Nos.:55000-00-433, 55000-00-435, 55232-13-068, 55232-13-069

To Whom It May Concern:

This letter is to inform property owners adjacent to property located south of Lorson Boulevard, and east of Marksheffel Road, that the applicants, Lorson LLC, Nominee For Murray, Lorson Ranch Metropolitan District No. 1, Lorson Conservation Invest 1, LLLP, have requested approval of a final plat application to create a total of 200 single-family lots within the PUD (Planned Unit Development) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 12/24/2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. The plat is attached depicting the setbacks, and 2.5-acre lots along the southern boundary. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Kari Parsons, Planner III
El Paso County Planning and Community Development
719-520-6306
Kari.parsons@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

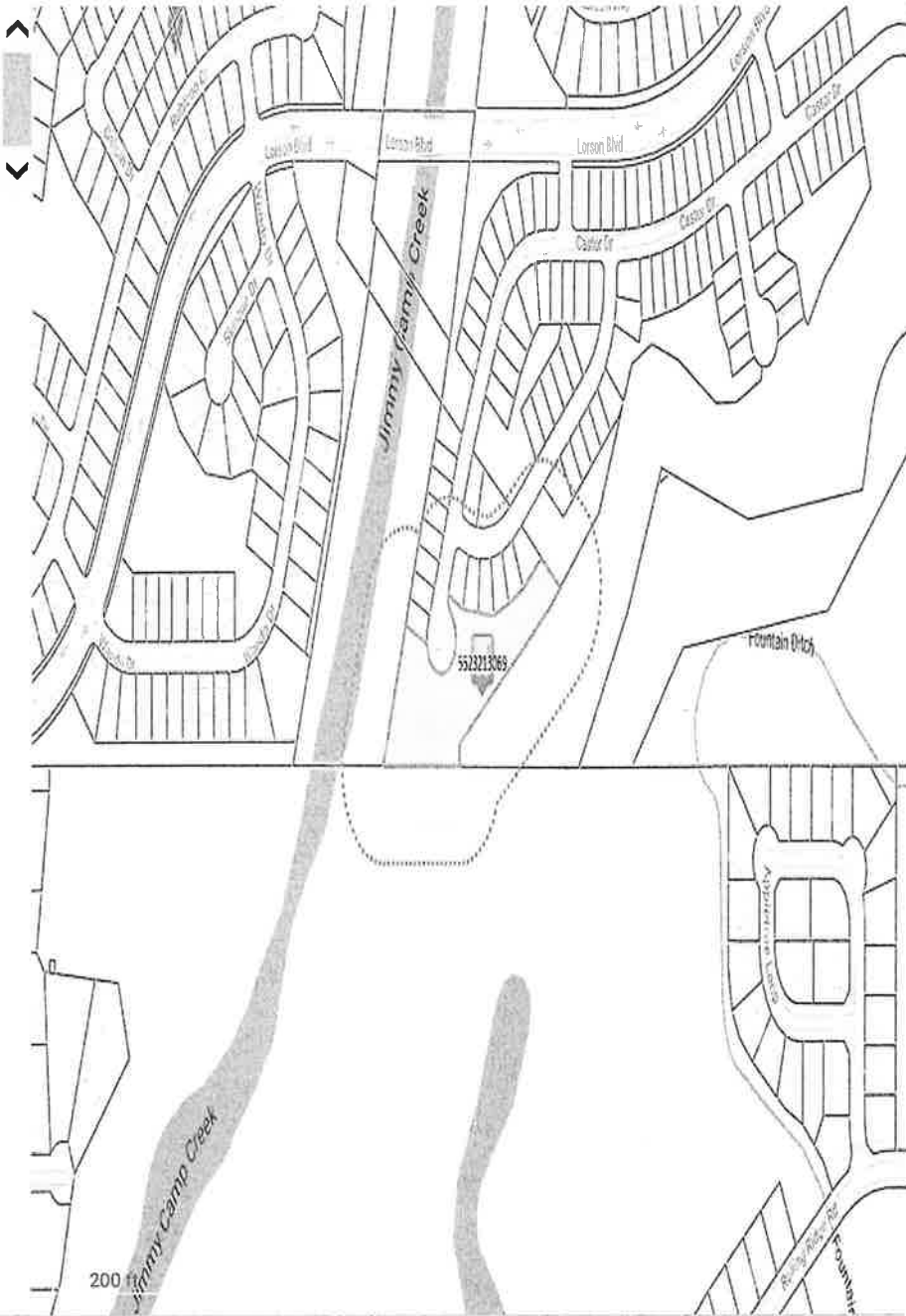
9807 GASTOR DR

Market Value \$1,000

No Photo Available



5523213069
LORSON
RANCH
METROPOLITAN,
DISTRICT
NO 1



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

SIGNATURE RANCH LLC
PO BOX 75568
COLORADO SPRINGS CO 80970-5568

LORSON RANCH METRO DISTRICT
1700 LINCOLN ST STE 2000
DENVER CO 80203-4554

SMITH SEAN M
9864 CASTOR DR
COLORADO SPRINGS CO 80925

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

KEMP KENNETH
9840 CASTOR DR
COLORADO SPRINGS CO 80925

GREELEY RAUSHAUNA
9828 CASTOR DR
COLORADO SPRINGS CO 80925

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

MANFREDYSANTIAGO BLAS
9804 CASTOR DR
COLORADO SPRINGS CO 80925

MCKEEVER PATRICK ALEXANDER
6989 WINNICUT DR
COLORADO SPRINGS CO 80925

TENNYSON JONATHAN
6983 WINNICUT DR
COLORADO SPRINGS CO 80925

SIMMONS KAYLA
6977 WINNICUT DR
COLORADO SPRINGS CO 80925

ARMSTRONG KEEGAN
6971 WINNICUT DR
COLORADO SPRINGS CO 80925

CLEVELAND RYAN
6965 WINNICUT DR
COLORADO SPRINGS CO 80925

SCHRAMEK BRANDON
6959 WINICUT DR
COLORADO SPRINGS CO 80925

JOHNSON MIRANDA
6953 WINNICUT DR
COLORADO SPRINGS CO 80925

CARTER TRAVIS DEAN II
6947 WINNICUT DR
COLORADO SPRINGS CO 80925

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

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MEDINA RAMON JR
6972 WINNICUT DR
COLORADO SPRINGS CO 80925

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Respectfully,



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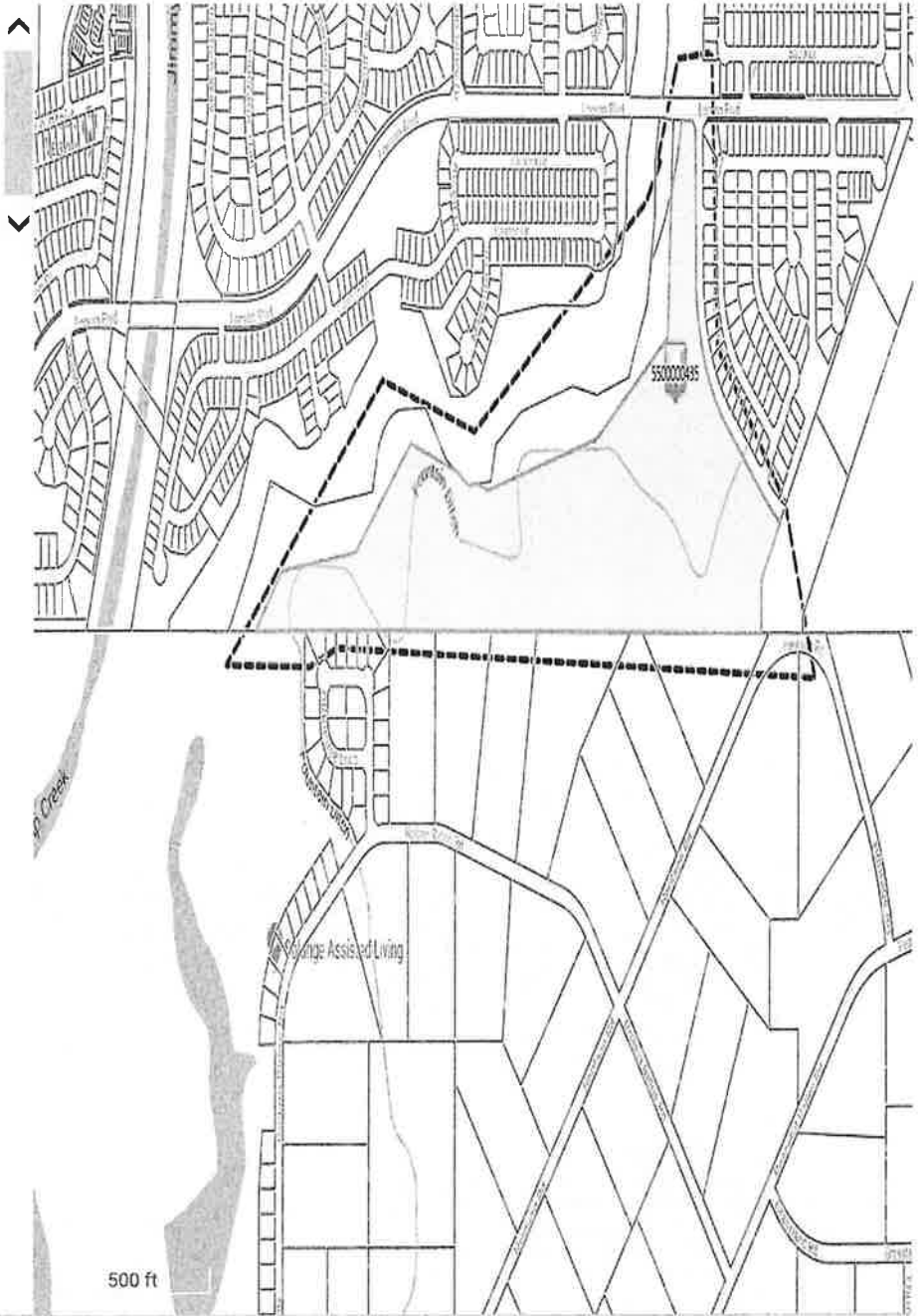
WWW.ELPASOCO.COM

SEC 13-15-65

Market Value \$355,396



5500000435
LORSON
LLC
NOMINEE
FOR,
MURRAY
FOUNTAIN
LLC



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LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

LOVE IN ACTION
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

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212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

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

PADDOCK CHRISTOPHER W
7050 HERITAGE RD
COLORADO SPRINGS CO 80925-9538

GONZALES ELIZABETH A
7230 MILLBROOK CT
FOUNTAIN CO 80817-1327

LYNCH JOHN A
7160 HERITAGE RD
COLORADO SPRINGS CO 80925-9539

VIGIL MARIO J
10490 ROLLING RIDGE RD
COLORADO SPRINGS CO 80925-9508

QUINTANA FRANK D
10420 ROLLING RIDGE RD
COLORADO SPRINGS CO 80925-9508

RICHARDSON SHELLY J
1895 TRAPPERS GLEN CT
COLORADO SPRINGS CO 80919

EAGLE I INVESTMENTS LLC NOMINEE
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

SIGNATURE RANCH LLC
PO BOX 75568
COLORADO SPRINGS CO 80970-5568

BOMBALICKI DAVID R
7145 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

DURK CHRISTOPHER
7137 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

HAASE JOHN M
7129 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

RAMBERG WILLIAM M
7121 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

7113 APPLETREE LOOP TRUST
11605 MERIDIAN MARKET VW 124 #351
PEYTON CO 80831

ARNELL JUSTIN B
7105 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

ANDERSON KERRY D
7097 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

GALLAGHER IAN A
7081 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

ROWE JOHNNY T
7073 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

ROWE JOHNNY T JR
7073 APPLETREE LOOP
COLORADO SPRINGS CO 80925

SHRIVE FAMILY LIVING TRUST
7057 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

CRUZ DION S
7049 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

HARRELL JOSHUAH
7041 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

LEMERE PHILLIP E
7075 HERITAGE RD
COLORADO SPRINGS CO 80925-9511

SWAIM THOMAS P
7130 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

PONCE JOSE LUIS
7058 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

ARGABRIGHT TROY L
7162 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9546

WALKER DURTANA C
7050 APPLETREE LOOP
COLORADO SPRINGS CO 80925-9540

LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

MITCHELL ZACHARY ROBERT
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476

WORLEY JERRY GRANT JR
12828 E 100TH
COMMERCE CITY CO 80022

LEFITI MARIO
6776 LAMINE DR
COLORADO SPRINGS CO 80925

BRUNSON CALANSKI
10703 SACO DR
COLORADO SPRINGS CO 80925

VALLE CARLA SAMANTHA
10717 SACO DR
COLORADO SPRINGS CO 80925

DAVIS XZAVIOR
10731 SACO DR
COLORADO SPRINGS CO 80925

LORSON RANCH METROPOLITAN
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DISTRIC
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COLORADO SPRINGS CO 80903-3476

BAILEY BRIAN
10702 SACO DR
COLORADO SPRINGS CO 80925-9623

MELODY HOMES INC
9555 S KINGSTON CT STE 200
ENGLEWOOD CO 80112

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ENGLEWOOD CO 80112

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EAGLE DEVELOPMENT CORP
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~~KEY JOHN B
7030 HERITAGE RD
COLORADO SPRINGS CO 80925-9538~~

~~EAGLE DEVELOPMENT CORP
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476~~