

Dear Property Owner,

October 29, 2019

This letter is being sent to you because LOVE IN ACTION is proposing a land use project in El Paso County located within Lorson Ranch, northeast of the intersection of Fontaine Blvd. and Old Glory 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 Ponderosa at Lorson Ranch Filing 3 project. The proposed project is a continuation of the Ponderosa development approved and constructed between 2006 and 2010. The site is 10.38 acres and was identified as Tract L on the Ponderosa at Lorson Ranch Filing No. 1 final plat.

With a combined PUD Development Plan/ Preliminary Plan submittal, the proposed Ponderosa Filing 3 proposes 90 single-family attached dwelling units for a density of 9.06 dwelling units per acre. The site is currently zoned RM (Residential Medium) permitting 7-10 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:

Love in Action

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
Lorson LLC

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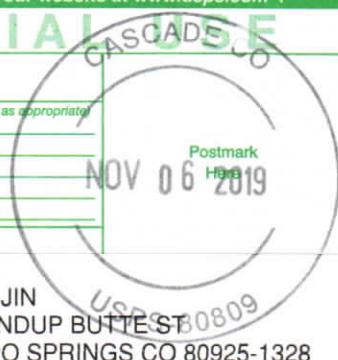
Total Postage and Certified Mail Fee \$

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Adult Signature Restricted Delivery \$

Postage \$

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PETERSON MATTHEW JAMES
10151 ROUGHSHOD PT
COLORADO SPRINGS CO 80925