

June 9, 2022

Dear Property Owner,

This letter is being sent to you because Matrix Design Group, on LLC Nominee for Heidi LLC, is submitting a request for Rezone for a portion of the Lorson Ranch community. 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 request being submitted to El Paso County is seeking approval of an application for Rezone. The proposed submittal seeks to rezone 13.44 acres from PUD Commercial to Commercial Community (CC) zoning. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses) on the subject parcel. The proposed rezone application submittal proposes Commercial Community (CC) zoning and is in compliance with the approved Sketch Plan. The site is suitable for the intended use of commercial 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:

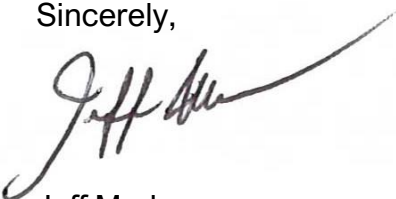
**Lorson LLC Nominee for  
Heidi LLC**

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

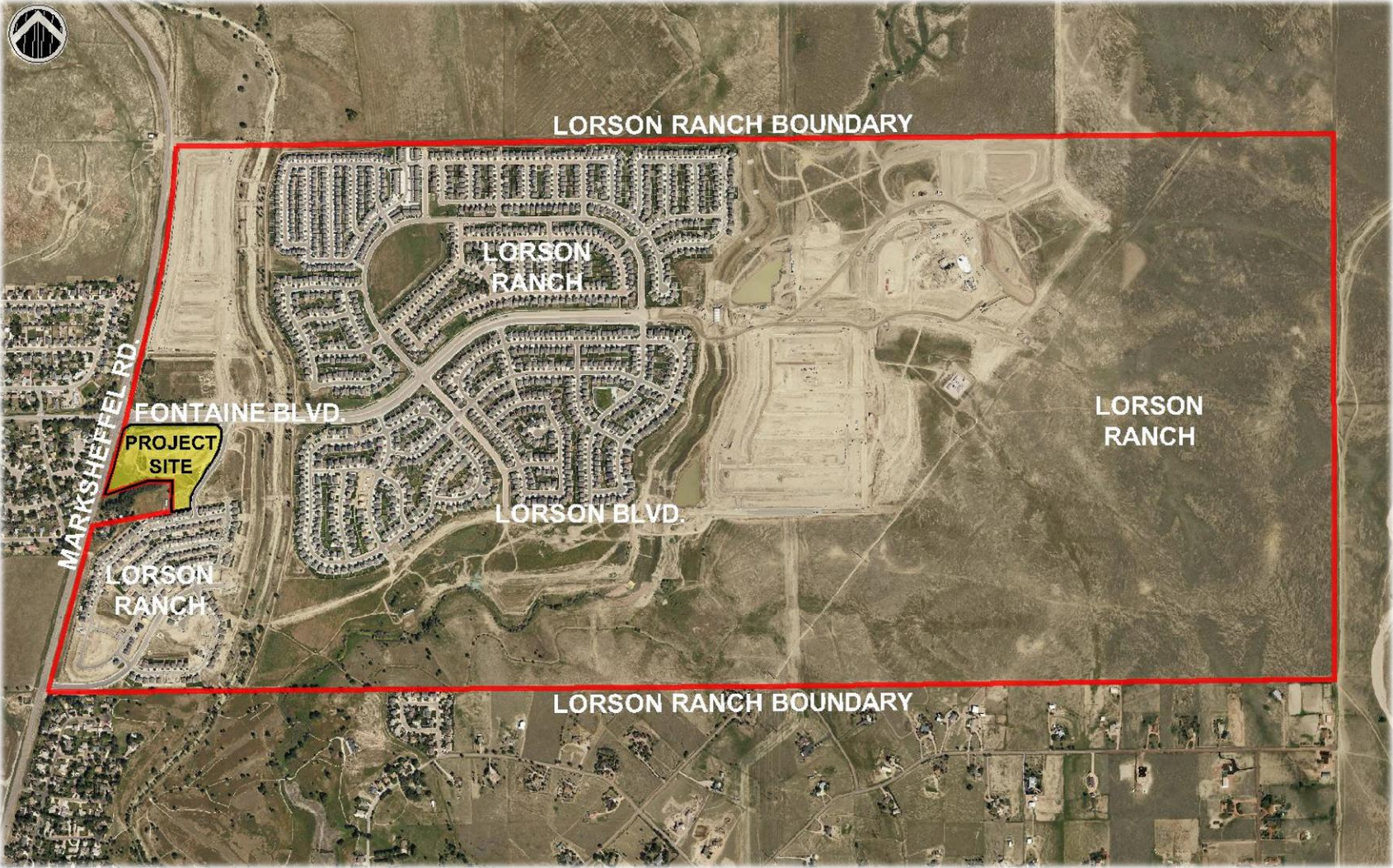
Sincerely,



Jeff Mark  
Lorson LLC

Properties east of  
Markseffel along  
Dutch Elm Rd need  
to be notified of the  
project

LORSON RANCH COMMERCIAL  
VICINITY MAP



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GARCIA THALIA PAOLA GARCIA**  
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ALEXANDRA ANNE**  
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