

June 9, 2022

Dear Property Owner,

This letter is being sent to you because Matrix Design Group, on behalf of Lorson 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:

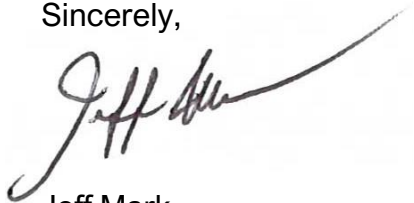
**Lorson LLC Nominee for
Heidi LLC**

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

**El Paso County Planning
Department**

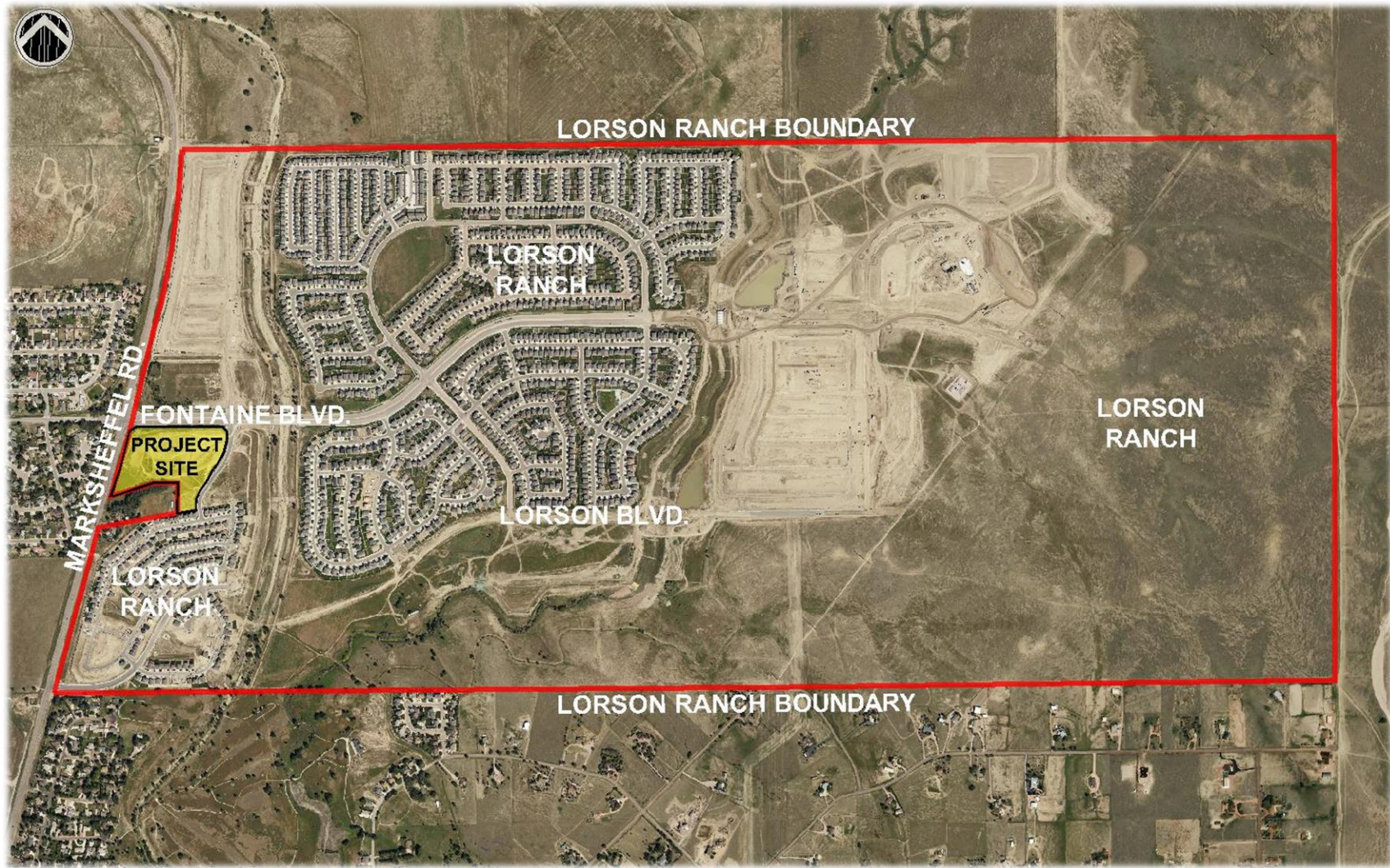
2880 International Circle
Colorado Springs, CO
80910 Attn: Kari Parsons
(719) 520-6300

Sincerely,

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

Jeff Mark
Lorson LLC

LORSON RANCH COMMERCIAL
VICINITY MAP



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COOKE MALIK DESMOND
6625 CARRIAGE MEADOWS DR.
COLORADO SPRINGS, CO. 80925

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FILES JONATHON LUIS LOPEZ,
GARCIA THALIA PAOLA GARCIA
6615 CARRIAGE MEADOWS DR.
COLORADO SPRINGS, CO. 80925

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DAUSCH ELLA F
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GRIPON MARIAH
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PACE AARON ZACHARY, PACE
ALEXANDRA ANNE
6650 MANDAN DR.
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CAULEY ANDREW
6655 CARRIAGE MEADOWS DR.
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JORDAN SEAN, JORDAN KATIE
6658 MANDAN DR.
COLORADO SPRINGS, CO. 80925

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CARDOSO ANGEL C, CARDOSO
GIANNA R
6690 MANDAN DR.
COLORADO SPRINGS, CO. 80925

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REICHERT DONALD J JR, REICHERT
KATHLEEN M
P.O. BOX 1331
COLORADO SPRINGS, CO. 80901

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STANT AVRI JOHN
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MARCELLO JULIE, MARCELLO
ROLAND
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