

Dear Property Owner,

April 19, 2017

This letter is being sent to you because Lorson Ranch LLC is proposing a land use project in El Paso County located within Lorson Ranch, southeast of the intersection of Marksheffel Rd. and Fontaine Blvd. This information is being provided to you prior to a submittal with the El Paso County Development Services 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.

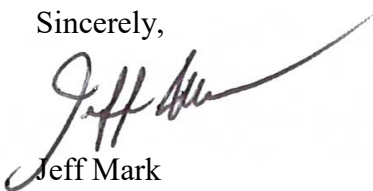
The proposal being submitted to El Paso County is seeking approval of an application for a Final Plat for 234 new single-family detached residential units and 1 existing residential unit. A Planned Unit Development Plan (PUD) and a Preliminary Plan for this project was previously approved by the El Paso County Board of County Commissioners on March 14, 2017 permitting the use and density. The site is suitable for the intended use of single family residential and is compatible with both the existing and allowed land uses found throughout Lorson Ranch. The site is undeveloped and mostly vacant but does contain an existing residence. As part of the final plat this existing parcel will be replatted in order for it to remain in use.

For questions please contact:

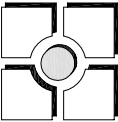
Lorson Ranch LLC
212 N. Wahsatch Ave. #301
Colorado Springs, CO 80903
Attn: Jeff Mark
(719) 635-3200

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Kari Parsons
(719) 520-6300

Sincerely,

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

Jeff Mark
Lorson Ranch LLC

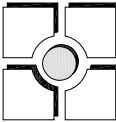


Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PROJECT LOCATION

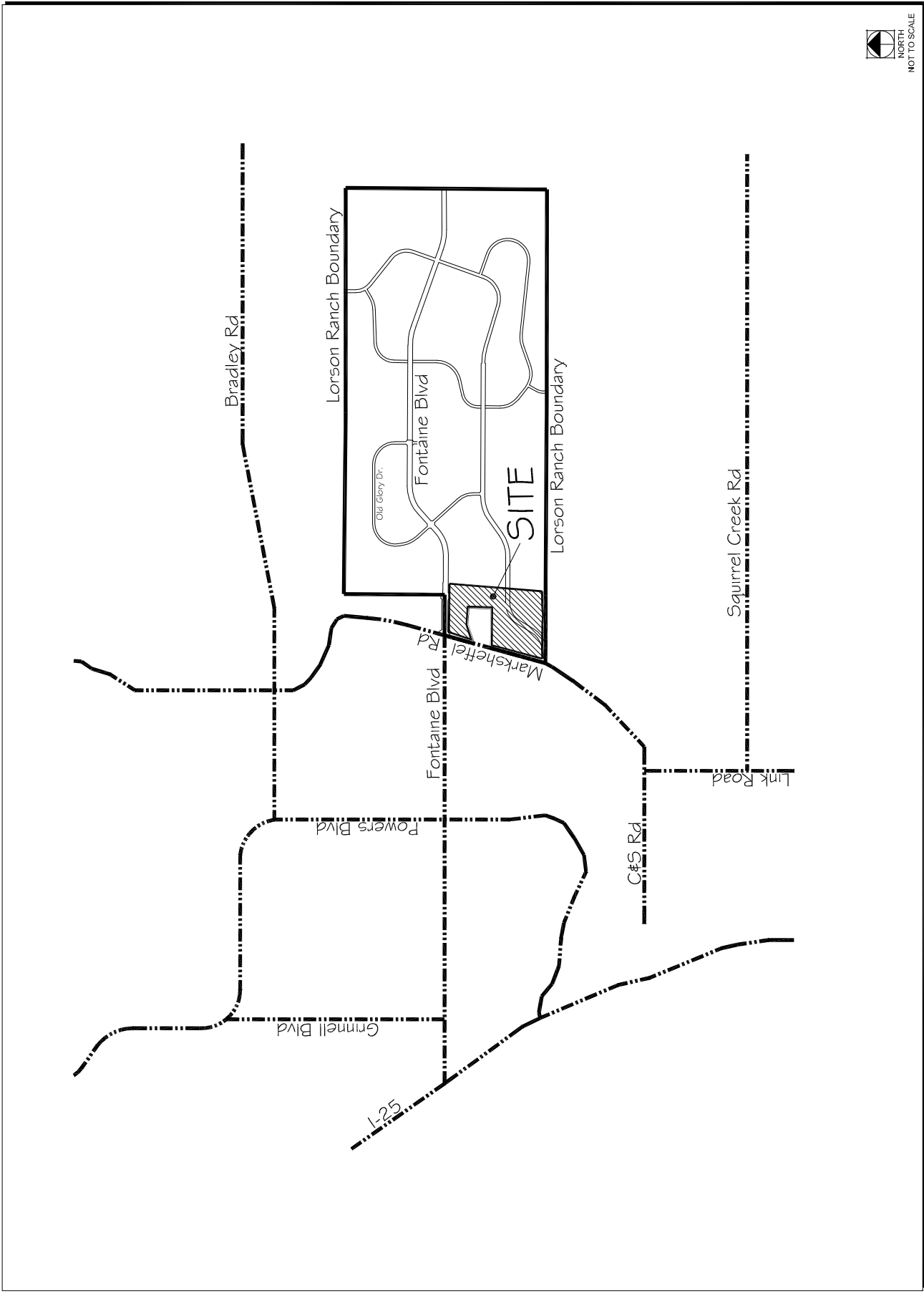
DESIGNED	8.17.16
DRAWN	00.00.00
CHECKED	00.00.00
PROJECT NUMBER	2816.11
SCALE:	AS NOTED

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
0					
1					
2					
3					
4					
5					
6					

THOMAS THOMAS
Planning
Landscape Architecture
102 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777



NORTH
NOT TO SCALE



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COTTONWOOD MEADOWS HOA
DIVERSIFIED PROPERTY MGMT LLC
4325 N NEVADA AVE #100
MONUMENT, CO 80132
Colorado Springs, CO 80907

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R C SINGER INC
8805 FONTAINE BLVD
COLORADO SPRINGS, CO 80925

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COTTONWOOD GROVE FIL
NO 3 HOA
9635 DUTCH ELM DR
COLORADO SPRINGS, CO 80925

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NICHOLAS & KRISTIE MOORE
6675 COTTONWOOD GROVE DR
COLORADO SPRINGS, CO 80925

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ALLAN & SALLY MINNEMAN
6665 COTTONWOOD GROVE DR
COLORADO SPRINGS, CO 80925

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DAYTON & TAMMY BARAN
6802 PHANTOM WAY
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RONALD & BERNICE DORSEY
6790 PHANTOM WAY
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JESUS & ANGELICA TREJO
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EDWIN & JEAN MARIOTT
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MICHAEL & ALICIA ABASTIA
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