

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.

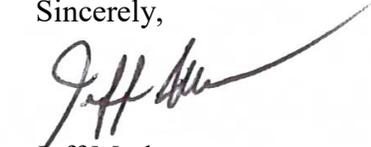
The proposal being submitted to El Paso County is seeking approval of an application for a Final Plat for 234 new single-family detached residential units and 1 existing residential unit. A Planned Unit Development Plan (PUD) and a Preliminary Plan for this project was previously approved by the El Paso 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

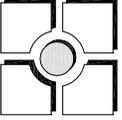
**El Paso County Planning Department**  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Kari Parsons  
(719) 520-6300

Sincerely,



Jeff Mark

Lorson Ranch LLC

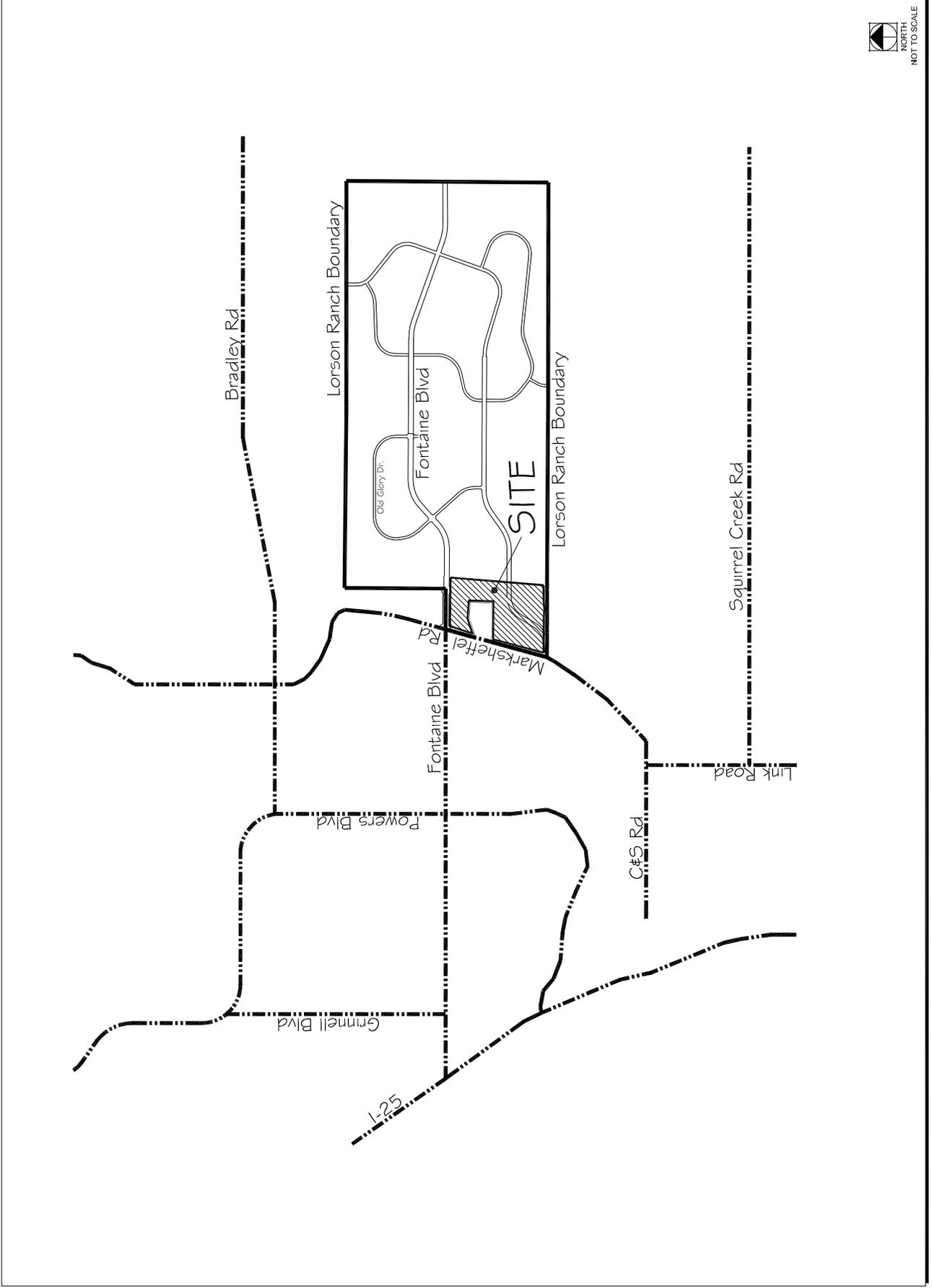
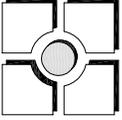


Lorson Ranch  
 Carriage Meadows South  
 Colorado Springs, CO  
 PROJECT LOCATION

DESIGNED	6.17.16
DRAWN	00.00.00
CHECKED	00.00.00
PROJECT NUMBER	2816.11
SCALE:	AS NOTED

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

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



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Colorado Springs, CO 80907

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