

Stalling Rankl East filing 5
JS



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Number of Identical Weight Pieces **12**

Class of Mail **First Class Letter**

Postage for Each Mailpiece Paid Verified

Total Number of Pounds **12**

Total Postage Paid for Mailpieces **\$7.56**

Fee Paid **\$10.90**

Mailed For **N.E.S. Inc.** Mailed By **Jennifer Shagin**

Postmaster's Certification

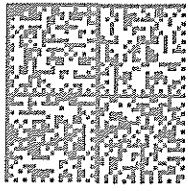
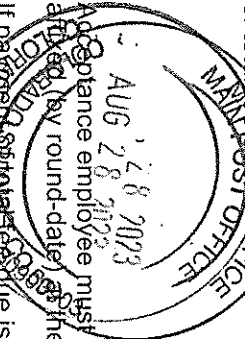
It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

Amber Alvarez
(Postmaster or Designee)

PS Form **3606-D**, January 2016 PSN 7530-17-000-5548

Postage: Mailers must affix meter, PC Postage® or (uncanceled) postage stamps the amount of total postage.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing. If payment is made by meter, include the meter number. If payment is made by PC Postage, include the Transaction Number here: _____



quadrant
CORRECTION
IM1
\$010.90
08/28/2023 ZIP 80903
043M30230710
US POSTAGE

See Reverse for Instructions

Instructions for Certificate of Bulk Mailing — Domestic Service

This service is available only at the time of mailing and is used to specify only the number of identical-weight pieces mailed; it does *not* provide evidence that a piece was mailed to a particular address. This certificate is available for domestic mailings of First-Class Mail®, First-Class Package Service®, Priority Mail®, USPS Retail Ground™, Media Mail®, Library Mail, Bound Printed Matter, Standard Mail® (excluding Customized MarketMail® and Marketing Parcels), and Parcel Select® (including Parcel Select Lightweight®) items.

1. Pay postage as appropriate — affix meter, PC Postage, or (uncanceled) postage stamps in payment of total fee due in the postage area, or if paying fee by permit imprint, enter information in the postage area at the top right of the form.
2. Present PS Form 3606-D and the mailing as follows:
 - When the mailing has fewer than 50 mailpieces and less than 50 pounds, present the form and mailing at a retail Post Office™ location.

- When the mailing has at least 50 mailpieces or at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

3. The Postal Service™ certifies and postmarks (round-dates) the PS Form 3606-D at the time of mailing and then returns it to the mailer as the mailer's receipt.

Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

August 28, 2023

Dear Adjacent Property Owner:

RE: Sterling Ranch East Filing 5 PUD Preliminary Plan

This letter is being sent to you because Classic SRJ Land, LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you with a submittal with the County. Please direct any questions on the proposal to the referenced contact. 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 PCD. 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 application request is for a rezone from RR-5 (Rural Residential) to RS-5000 and for a Preliminary Plan for Sterling Ranch East Filing 5; a 160 lot single family detached development. Sterling Ranch East Filing 5 is proposed on a currently vacant and undeveloped 47.17 acre site, located east of Vollmer Road and east of the Sand Creek Channel. This project is part of the Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres. The Sterling Ranch Sketch Plan was approved in December of 2022. 42.033AC of Sterling Ranch East Filing 5 is currently zoned RR-5 and proposed to be rezoned as RS-5000. The preliminary plan proposes a gross density of 3.4 dwelling units per acre which is consistent with the approved Sketch Plan. Single Family at this location will transition the proposed high density along Briargate to the proposed lower densities to the west and east. A 4.5AC detention basin, zoned RR-0.5, is located along the southern boundary and complies with the Sketch Plan designation of 2 dwelling units/AC with a minimum 100FT building setback and 50FT buffer/OS Trail Corridor/Utility easement.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

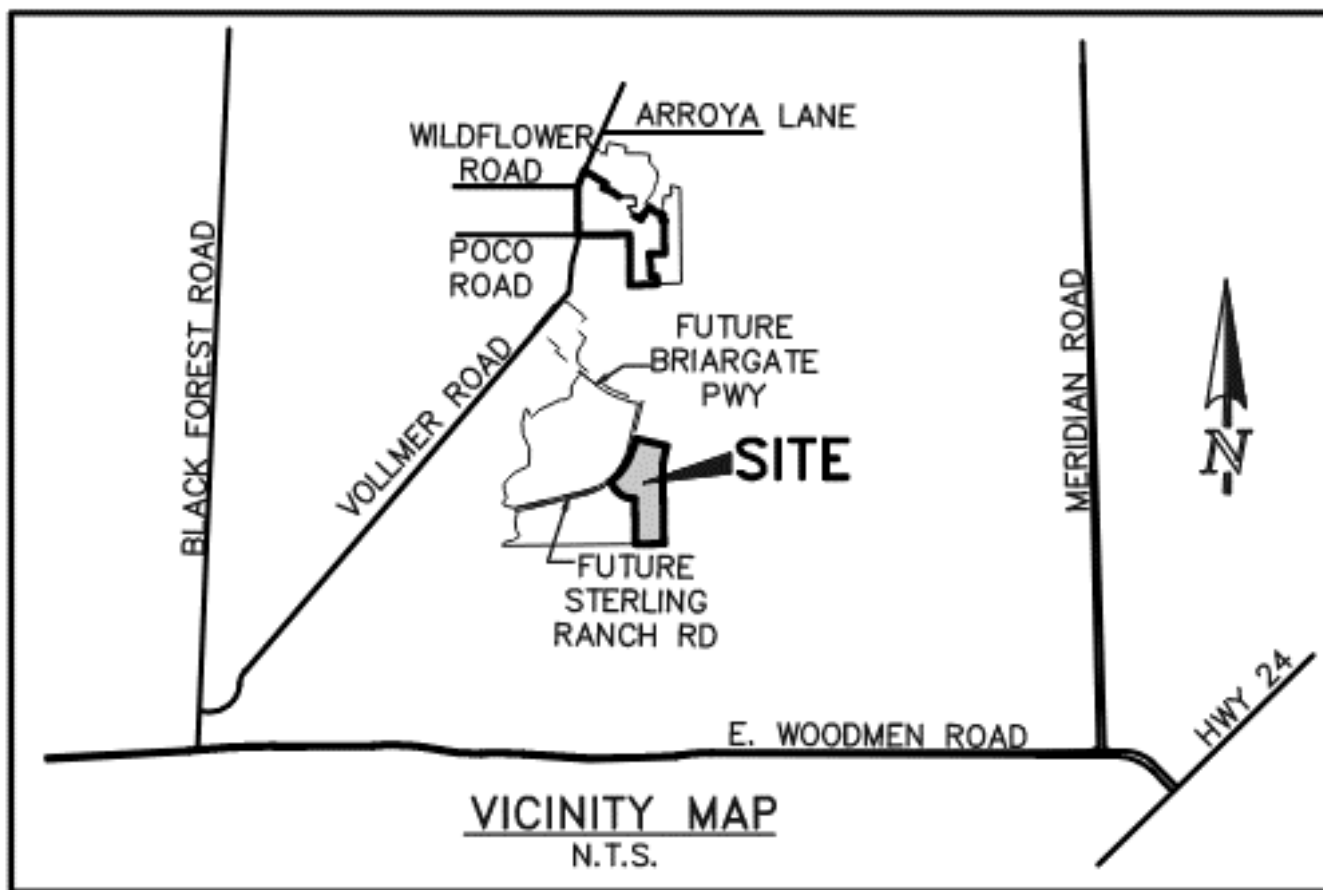
Please direct any questions on the proposal to Andrea Barlow at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719- 520-6306 or kariparsons@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Barlow', written in a cursive style.

Andrea Barlow, AICP
Principal

Location	East of Vollmer Road
EDARP File Number	P237 & SP235
Existing Zoning	RR-5
Existing Facilities	Vacant
Proposed Zoning	RS-5000 (42.033AC)
Proposed Facilities, Structures, Roads, etc.	160 single-family attached and detached lots, tracts, and rights-of-way as part of Sterling Ranch



Schedule Number	NAME	LOCATION	CITY, STATE, ZIP	COUNT
1	5200000552 Classic SRJ Land LLC	2138 Flying Horse Club Dr	Colorado Springs, CO 80921	SRE FIL 5 JS 1
2	5303001001 Mathew and Maria Kruger	8515 Mohawk Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 2
3	5303001002 Melissa Runge	8425 Brule Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 3
4	5303001003 Wayne and Rebecca Koehn	9070 Oto Cir	Colorado Springs, CO 80908	SRE FIL 5 JS 4
5	5303001004 Angelo and Stacey Sanchez	9140 Oto Cir	Colorado Springs, CO 80908	SRE FIL 5 JS 5
6	5303001005 Douglas and Diane Cook	9210 Oto Cir	Colorado Springs, CO 80908	SRE FIL 5 JS 6
7	5303002002 Revocable Trust Helen E. Johnson	8455 Mohawk Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 7
8	5304001001 Donald R Groven	8450 Mohawk Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 8
9	5304001002 Stasia Erikson	8465 Cochise Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 9
10	5304002001 Gary and Teresa Johnson	8460 Cochise Rd	Colorado Springs, CO 80908	SRE FIL 5 JS 10
11	5304002014 Evans Property Trust	8440 Mustang Pl	Colorado Springs, CO 80908	SRE FIL 5 JS 11
12	5304002015 Duy Q Nguyen	6152 Mountain Brook St	Colorado Springs, CO 80923	SRE FIL 5 JS 12