



Planning and Community Development
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Colorado Springs, CO 80910

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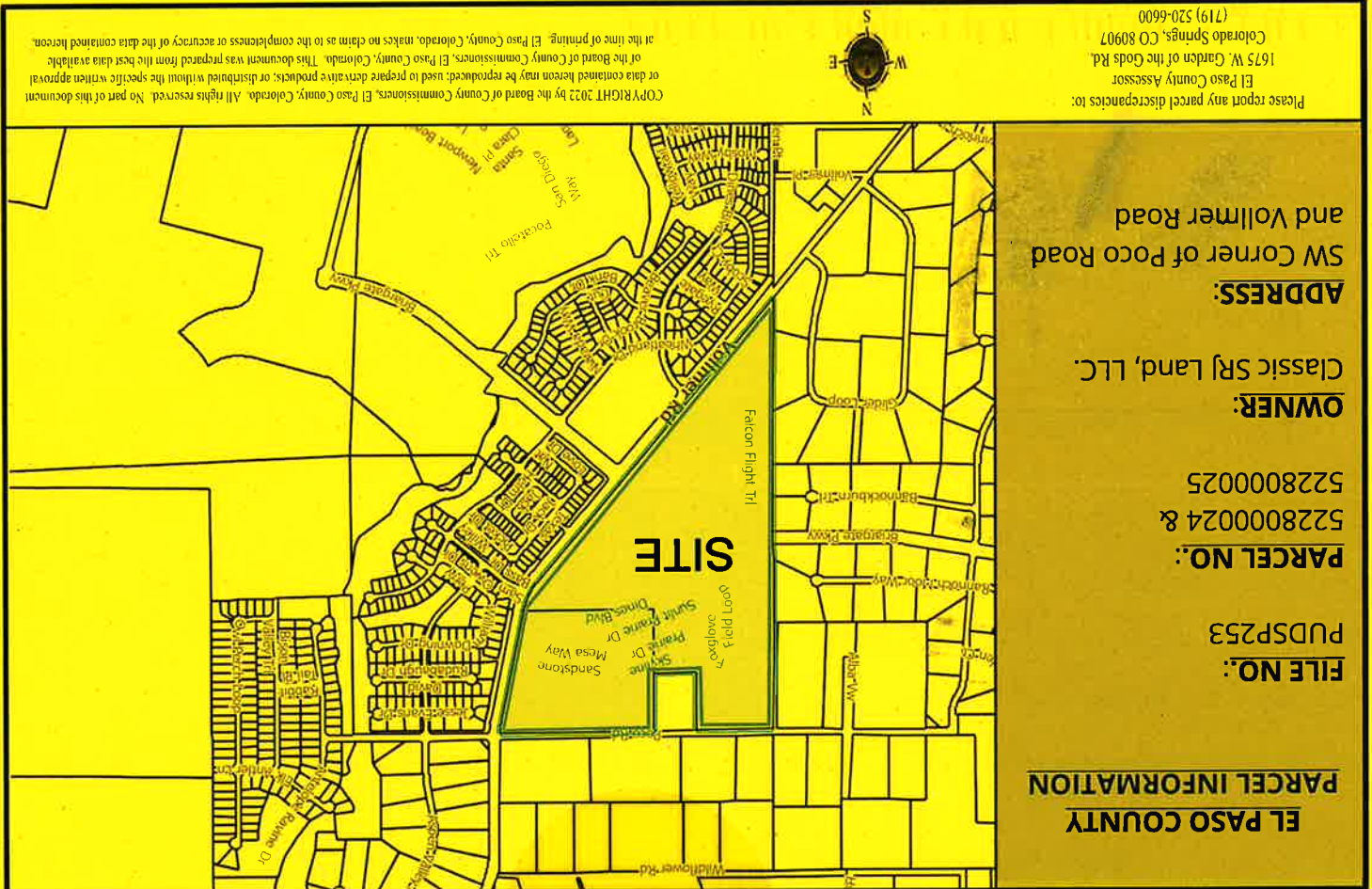
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NOTICE OF LAND



MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

May 19, 2025

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

PCD File No.: PUDSP253, Retreat at Prairie Ridge North PUDSP

Project Description: Retreat at Prairie Ridge Filing No. 4 proposes a rezone from RR-5 to PUD for a 112-unit residential development consisting of 48 attached and 64 detached single-family homes. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Classic SRJ Land, LLC.
2138 Flying Horse Club Drive
Colorado Springs, CO 80921
lmoreland@classichomes.com
(719) 592-9333

Applicant/Representative:

N.E.S. Inc. c/o Andrea Barlow
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
aodom@nescolorado.com
(719) 884-1374

Tax ID/Parcel No.: 5228000024 & 5228000025

Location of Project: SW Corner of Poco Road and Vollmer Road

Zoning District: RR-5 (Residential Rural)

Land Size: 14.20 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/205036>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,



Kari Parsons – Planner

El Paso County Planning & Community Development

(719) 520-6306 KariParsons@elpasoco.com