

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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10/17/2023

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). Details for the project are listed below.

PCD File Nos.: Sterling Ranch Sketch Plan 3rd Amendment (**SKP235**) & Sterling Ranch North Rezone RR-2.5 (**P239**) & Sterling Ranch Rezone North RS-5000 (**P2311**) & Sterling Ranch Rezone North RR-0.5 Rezone (**P2310**).

Project descriptions: There are four total applications. The first is to amend the area of the Sketch Plan east of Vollmer Road, south of Arroya, and east of the channel (SKP235). There are three rezone requests. The first request would result in rezoning the area adjacent to Arroya Lane to RR-2.5 (P239). The second request would result in rezoning the area adjacent to and north of Briargate Parkway to RS-5000 (P2311). The third request would result in rezoning the area between the proposed RS-5000 and RR-2.5 rezones to RR-0.5 (P2310). Please see the applicant's Letter of Intent in EDARP (link below) for more detailed information.

Applicant name(s): Classic SRJ Land, LLC & Artesia Lot Holdings, LLC & Vantage Homes Corp.

Representative:

N.E.S. INC
Andrea Barlow
ABARLOW@NESCOLORADO.COM
(719) 471-0073

Tax ID/Parcel Nos.: 5227000005, 5227000006, 5227000007, 5227000008, and 5227005001.

Location of project: The area south of Arroya Lane and north of the future Briargate Parkway extension, within the approved Sterling Ranch Sketch Plan.

Zoning District: RR-5 (Residential Rural)

Land size: ~400 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/192228> (**SKP235**) & <https://epcdevplanreview.com/Public/ProjectDetails/193992> (**P239**) & <https://epcdevplanreview.com/Public/ProjectDetails/193994> (**P2311**) & <https://epcdevplanreview.com/Public/ProjectDetails/193995> (**P2310**)

Please note that PCD will send additional notification including date, time, and location, prior to any future public hearing(s) regarding this proposal. If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

Kari Parsons – Senior Planner
El Paso County Planning & Community Development
(719) 520-6306
KariParsons@elpasoco.com

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

EL PASO COUNTY
PARCEL INFORMATION

FILE NOS.:
 SKP235, P239, P2310, & P2311

PARCEL NOS.:
 522700005, 522700006, 522700007, 522700008, & 5227005001

OWNER NAMES:
 Classic SRJ Land, LLC & Artesia Lot Holdings, LLC & Vantage Homes Corp

LOCATION:
 Northeastern portion of the Sterling Ranch Sketch Plan: South of Arroya Ln & north of Briargate Pkwy

STERLING RANCH SKETCH PLAN BOUNDARY (Red outline)

SKETCH PLAN AMENDMENT AREA (~214 ACRES) (Green area)

TOTAL REZONE AREA (~400 ACRES) (Yellow dashed outline)

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Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600