



March 10, 2023

Dear Adjacent Property Owner:

**RE: Vacation and Replat of Lots 24, 25, 26, 27, Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No. 1**

This letter is being sent to you because SR Land LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you in conjunction with a submittal to El Paso County.

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>

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.

Please direct any questions on the proposal to Jennifer Shagin at 719-471-0073 or [jshagin@nescolorado.com](mailto:jshagin@nescolorado.com). Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719- 520-6306 or [kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com).

Sincerely,

A handwritten signature in black ink, appearing to read "J Shagin", written over a horizontal line.

Jennifer Shagin, ASLA  
Landscape Designer III  
See reverse side for vicinity map.

<b>Location</b>	West of Sand Creek
<b>Existing Platted Lots &amp; Tracts</b>	4 Lots; two Tracts
<b>Proposed Platted Lots &amp; Tracts</b>	2 Lots; three Tracts
<b>Vicinity Map</b>	Attached

Randy and Lisa Johnsn

9417 Cut Bank Dr.

Colorado Springs, CO. 80908

I am writing this letter to express my opposition to the replat of Homestead at Sterling Ranch Filing No.2 as proposed under, **Vacation and Replat of Lots 24, 25, 26, 27, Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No. 1**, as submitted by JR Engineering (<https://epcdevplanreview.com/Public/ProjectDetails/188850>). This suggested replat does not take into consideration the home builders having completed sales in that area of filing no. 2 based on the existing layout at premium pricing. In the case of our home, we had additional costs associated with the property with regards to the installation of specific fencing adjoining green space that was enforced by the HOA. There is also the impact to the value of home which was sold as adjoining greenspace (property circled on Vantage sales map).

## Sterling Ranch



## Vicinity Map

