CLASSIC RAYGOR PARCEL EXEMPTION PLAT

LETTER OF INTENT

OCTOBER 2026

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT/CONSULTANT:

CLASSIC CONSULTING
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COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSN: 520000-00-228

ADDRESS: N/A

ACREAGE: 44.078 AC

CURRENT ZONING: RR-5

CURRENT USE: UNDEVELOPED/VACANT

REQUEST:

CCES, on behalf of Classic SRJ Land, LLC, requests approval of the following:

Exemption Plat showing three parcels

Parcel B for future D-49 school site, deeded to El Paso County **(35.005 ac.)**

Parcel C for future ROW for Briargate Pkwy., ownership to remain with Classic SRJ Land, LLC until ROW is requested **(4.665 ac.)**

Parcel D for future development, ownership to remain with Classic SRJ Land, LLC **(4.408 ac.)**

Parcel D will be 4.408 acres. However, the RR-5 zoning district has a minimum lot size of 5-acres. What is the intended use for Parcel D?

(C) **Exemption Lot and Parcel Design Standards.**

(1) **Comply with LDC.** The resulting lots or parcels shall comply with the LDC unless: (1) a waiver or variance of 1 or more of the provisions of the LDC has been approved; or (2) the lots or parcels are for community facilities including utilities.

SITE LOCATION

The Classic Raygor Parcel is located in the southeast quarter of the northeast quarter of Section 34, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado. This location is just east and directly adjacent to the Sterling Ranch property and just west and also directly adjacent to The Ranch property, both owned by Classic SRJ Land, LLC. (See below)

SURROUNDING LAND USE

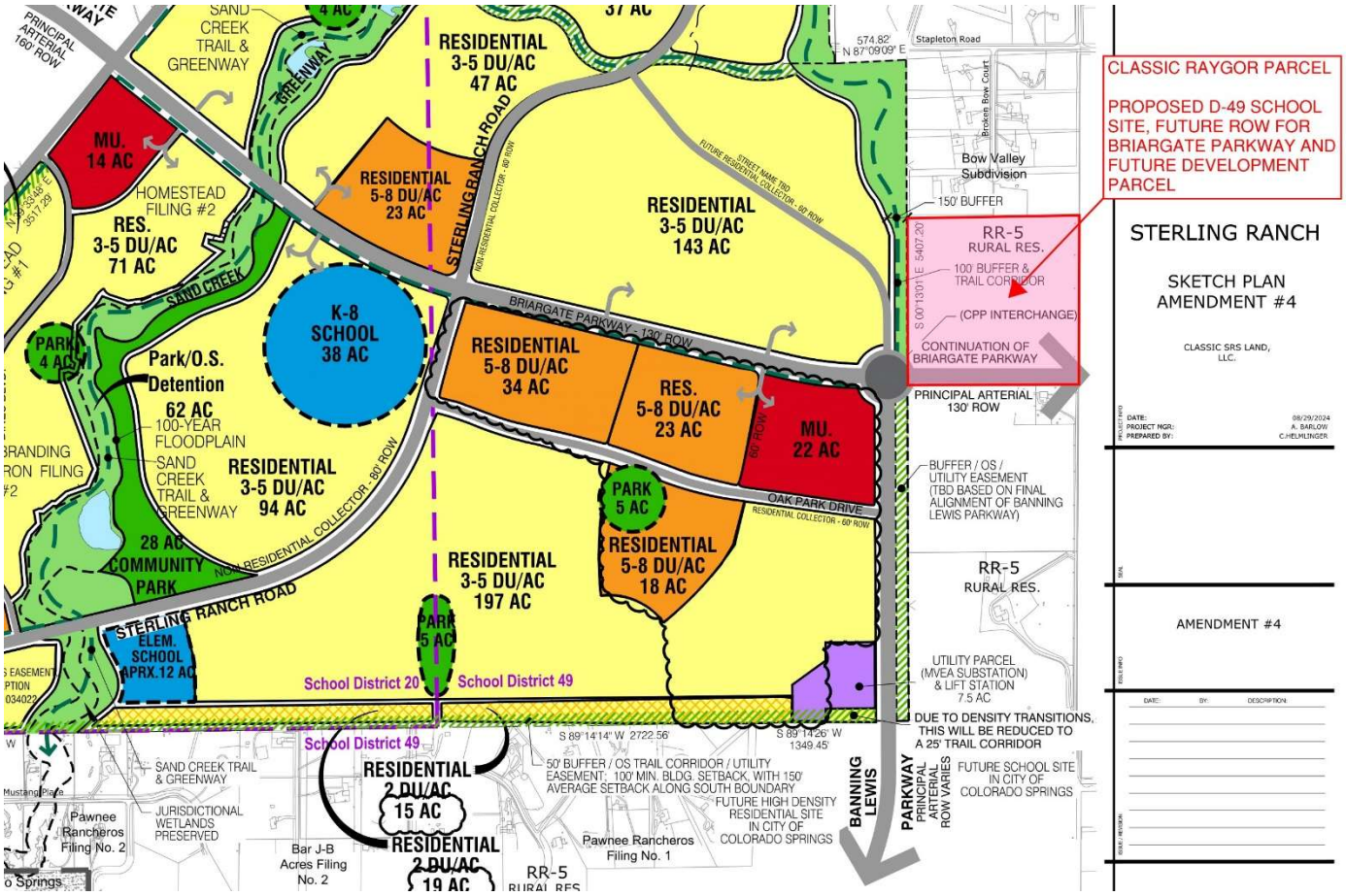
The site is currently surrounded on the north by existing rural residential lots platted within the Bow Valley Subd., to the east by vacant, undeveloped RR-5 property (The Ranch), to the south by a single resident on a 40-ac. parcel zoned RR-5 and to the west by future Sterling Ranch Master Plan development area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites. Future roads that will serve the project have not yet been constructed; however, the site is located northeast of the intended intersection of the Briargate Parkway extension and Banning Lewis Parkway.



ZONING CONTEXT

The property is currently zoned RR-5 (Rural Residential 5-ac. lots). Surrounding zoning includes RR-5 to the north, east and south and RS-5000 to the west (Sterling Ranch Sketch Plan).

The map below represents the latest Sterling Ranch Sketch Plan Amendment No. 4. This Classic Raygor Parcel Exemption Plat is proposed to formalize an agreement between School District 49 and Classic SRJ Land, LLC that allows for a future school site outside of the Sterling Ranch Sketch Plan. Upon approval and recordation of this Exemption Plat, El Paso County will be deeded the property designated for future school site, which will then allow for school credits within D-49 to be used by Classic SRJ Land, LLC.



PROJECT DESCRIPTION

The Classic Raygor Parcel contains a total area of 44.078 ac. (See Exemption Plat below)

Parcel B contains 35.005 ac. to be deeded to El Paso County for the use of a future D-49 school site

Parcel C contains 4.665 ac. to be reserved for future public ROW for Briargate Parkway. Ownership of this parcel will remain with Classic SRJ Land, LLC until Briargate Parkway is extended and public ROW is requested.

Parcel D contains 4.408 ac. for future development. Ownership of this parcel will remain with Classic SRJ Land, LLC

