

**EL PASO**  **COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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Colorado Springs, CO 80910

**Board of County Commissioners**  
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1/15/2025

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on **1/29/2025**. Details for the project are listed below.

**PCD File No.:** SF2439, Villages at Sterling Ranch Plat

**Project Description:** Final Plat for 227 lots to contain attached and detached single-family homes in addition to tracts and rights-of-way. 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  
719-952-9333

**Applicant/Representative:**

N.E.S. INC.  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
ABARLOW@NESCOLORADO.COM  
719.471.0073

**Tax ID/Parcel No.:** 5200000552

**Location of Project:** SE corner of Sterling Ranch Road & Briargate Parkway

**Zoning District:** RR-5 (Residential Rural)

**Land Size:** 39.058 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Projects/FullDetails/202435>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,



Kari Parsons - Planner  
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**NOTICE OF ADMINISTRATIVE DETERMINATION**

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<p style="text-align: center;"><b>VICINITY MAP</b>          1" = 2000'</p>		<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> SF2439  <b>PARCEL NO.:</b> 5200000552  <b>OWNER:</b> Classic Sry Land LLC  <b>ADDRESS:</b> SE corner of Sterling Ranch Road &amp; Briargate Parkway</p>