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El Paso County Planning & Community Development
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1/9/2024

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.: Retreat at PrairieRidge Rezone RR-2.5 (AKA Jaynes) (**P2316**) & Retreat at PrairieRidge Rezone RR-0.5 (AKA Jaynes) (**P2314**) & Retreat at PrairieRidge Rezone RS-6000 (AKA Jaynes) (**P2313**) & Retreat at PrairieRidge Preliminary Plan Phase 1 (**SP239**).

Project descriptions: Four applications have been submitted: Three Map Amendment (Rezone) requests and one Preliminary Plan request. Please see the applicant's combined Letter of Intent in EDARP (links below) for more detailed information and mapping of the subject area.

Owner/Applicant name: Classic SRJ Land, LLC

Representative: N.E.S. INC

Andrea Barlow

ABARLOW@NESCOLORADO.COM

(719) 471-0073

Tax ID/Parcel Nos.: 5228000024 & 5228000025.

Location of project: The area southwest of the Poco Road/Vollmer Road intersection, within the approved Jaynes Property Sketch Plan.

Zoning District: Currently RR-5 (Residential Rural)

Land size: Total rezoning, 103.59 acres. Total Preliminary Plan, 109.89 acres (includes Briargate Parkway).

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/191765> (**P2313**) & <https://epcdevplanreview.com/Public/ProjectDetails/191779> (**P2314**) & <https://epcdevplanreview.com/Public/ProjectDetails/191772> (**P2316**) & <https://epcdevplanreview.com/Public/ProjectDetails/192226> (**SP239**).

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
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NOTICE OF LAND-USE APPLICATION

		<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NOS.: P2316, P2314, P2313, & SP239</p> <p>PARCEL NOS.: 5228000024 & 5228000025</p> <p>OWNER NAME: Classic SRJ Land, LLC</p> <p>LOCATION: Within the approved Jaynes Property Sketch Plan area.</p>
<p>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</p>		<p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>