

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

August 18, 2026

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 will not make a formal decision regarding the application until after September 1, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: SF2615, Sterling Ranch East Filing No. 4

Project Description: Final Plat application for 238 detached single-family lots, 7 tracts, and public ROW on 65.31 acres north of Briargate east of the channel. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Classis SRJ Land LLC
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Applicant/Representative:

N.E.S. INC.
619 N. Cascade Ave. Suite 200
Colorado Springs, Co 80903
719.471.0073

Tax ID/Parcel No.: 5200000586, 5227000009,

5228400002, & 5233000015

Location of Project: Sterling Ranch Rd & Briargate
Pkwy

Zoning District: RS-5000 (Residential
Suburban)

Land Size: 65.32 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/212926>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in cursive script that reads "Kari Parsons".

Kari Parsons – 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 ADMINISTRATIVE DETERMINATION

