

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
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10/31/2023

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 **11/15/2023**. Details for the project are listed below.

PCD File No.: SF2316, Copper Chase Sterling Ranch Final Plat

Project description: Administrative determination for a Final Plat for 138 single family homes, 10 tracts and public rights of way on 19.651AC. Attached SF lots; individual yards - one shared wall; adding grading w/ utilities CDR review. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Applicant name(s):

Challenger Communities
8605 EXPLORER DR. SUITE 250
COLORADO SPRINGS, CO. 80920

Representative information:

N.E.S., INC C/O ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

Tax ID/Parcel No.: 5232410003

Location of project: Copper Chase at Sterling Ranch is 19.6514 acres located east of the intersection of Marksheffel Road and Vollmer Road.

Zoning District: RS-5000 (Residential Suburban)

Land size: 19.651 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/184383>

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

Respectfully,



Kari Parsons
El Paso County Planning & Community Development
KariParsons@elpasoco.com
(719) 520-6306

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF ADMINISTRATIVE DETERMINATION

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Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SF2316
PARCEL: 5232410003

OWNER NAME: CHALLENGER COMMUNITIES
LOCATION: EAST OF VOLLMER AND MARKSHEFFEL