

**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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7/3/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on **7/17/2024**. Details for the project are listed below.

**PCD File No.:** SF2413, Sterling Ranch Filing 3A

**Project Description:** Replat of Tract C Filing No. 3 into the 3 lots adjacent to channel per the preliminary plan. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

SR LAND LLC  
20 Boulder St Ste. 102  
Colorado Springs, CO 80903

**Applicant/Representative:**

N.E.S., Inc. c/o Andrea Barlow  
619 N Cascade Ave Ste. 200  
Colorado Springs, CO 80903  
abarlow@nescolorado.com  
(719) 471-0073

**Tax ID/Parcel No.:** 5233309028

**Location of Project:** 8135 PENNYDALE DR., COLORADO SPRINGS CO, 80908

**Zoning District:** RS-5000 (Residential Suburban)

**Land Size:** 28,300 SQ FT

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/196661>

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

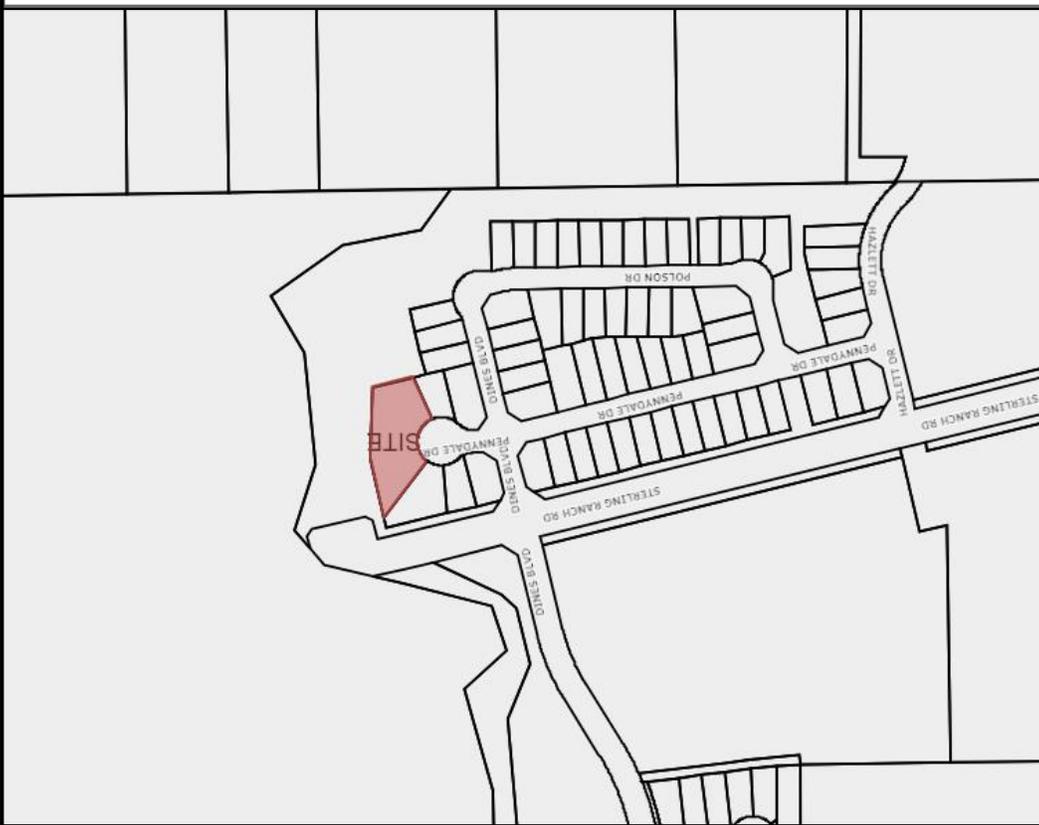
Respectfully,



Kari Parsons – Planner  
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 APPLICATION & ADMINISTRATIVE DETERMINATION**

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	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> SF2413</p> <p><b>PARCEL NO.:</b> 5233309028</p> <p><b>OWNER:</b> SR LAND LLC</p> <p><b>ADDRESS:</b> 8135 PENNYDALE DR.,          COLORADO SPRINGS CO,          80908</p>	