

PLANNING AND COMMUNITY DEVELOPMENT

September 8, 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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: PUDSP264, Schmidt PUD Preliminary Plan

Project Description: PUD Preliminary Plan creating 280 units including 52 attached single-family units and 228 detached single-family units on 58.6 acres including public right of way and tracts for private streets, open-space, landscaping, drainage, and utilities. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Sugar Daddy's LLC
1601 N Franklin Street
Colorado Springs, CO 80907

Applicant/Representative:

NES Inc.
619 N Cascade Avenue
Colorado Springs, CO 80903
(719) 471-0073
abarlou@nescolorado.com

Tax ID/Parcel No.: 5200000570, 5200000577, 5200000589,
5200000590, & 5200000591

Zoning District: RS-5000
(Residential Suburban)

Location of Project: Research Pkwy, Black Forest Rd, & Vollmer Rd

Land Size: 66.41 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/213283>

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

Respectfully,



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

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FIRST-CLASS



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8585 BLACK FOREST RD
COLORADO SPRINGS, CO 80908-4749



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