

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
abarlow@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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 80910 \$ 000.78⁰⁰
02 7H
0006234513 SEP 09 2026

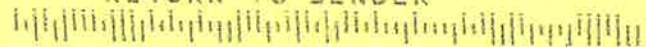
5232410002
STERLING RANCH METROPOLITAN
DISTRICT NO 3
8390 E CRESCENT PKWY STE 300
ENGLEWOOD, CO 80111-2813



NOTICE OF LA

FORWARD TIME EXP RTN TO SEND
REX RANCH METRO DISTRICT
2001 16TH ST STE 1700
DENVER CO 80202-3823

RETURN TO SENDER



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein 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 herein.



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

ADDRESS:
Forest Rd, & Vollmer Rd
Research Pkwy, Black

OWNER:
Sugar Daddy's LLC

PARCEL NO.:
5200000570, 5200000577,
5200000589, 5200000590,
& 5200000591

FILE NO.:
PUDSP264

EL PASO COUNTY
PARCEL INFORMATION

