



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

DENVER CO 802

10 SEP 2026 PM 18

FIRST-CLASS



US POSTAGE (M) PITNEY BOWES



ZIP 80910 \$ 000.78<sup>0</sup>  
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5305217030  
SFR II BORROWER 2021-3 LLC  
120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

NIXIE 691 DE 1 8999/28/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 80910914896 \*1276-62337-28-0

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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

Forest Rd, & Vollmer Rd  
Research Pkwy, Black

ADDRESS:

Sugar Daddy's LLC

OWNER:

5200000570, 5200000577,  
5200000589, 5200000590,  
& 5200000591

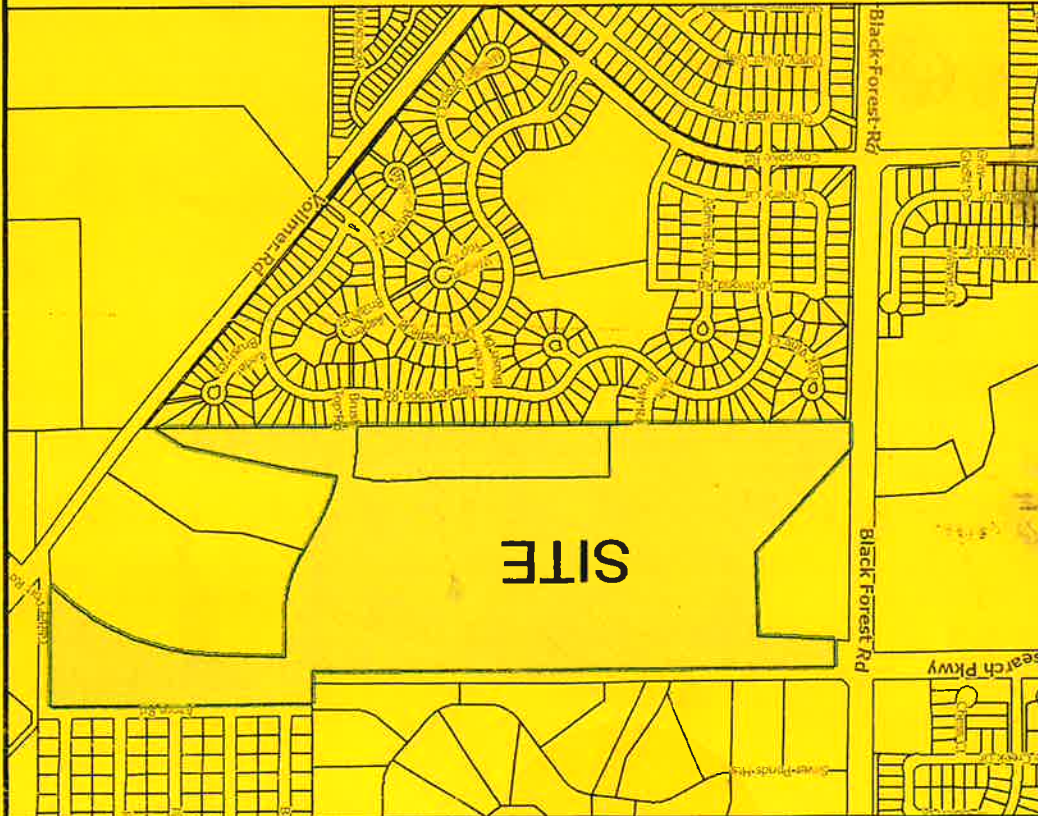
PARCEL NO.:

PUDSP264

FILE NO.:

EL PASO COUNTY  
PARCEL INFORMATION

SITE



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