



Certificate of Bulk Mailing — Domestic

*Sterling Ranch Filing S
JS*

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use Current Price List (Notice 123)

Number of Identical Weight Pieces

28

Class of Mail First Class Letter

Postage for Each Mailpiece Paid Verified

Number of Pieces to the Pound

Total Number of Pounds

Total Postage Paid for Mailpieces \$17.64

Fee Paid \$10.90

Mailed For N.E.S. Inc.

Mailed By Jennifer Shagin

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

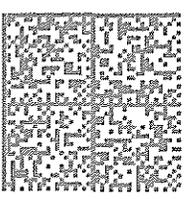
Amber Amber
(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.



Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

Payment of total fee due is being paid by permit imprint, include the Postal Order Transaction Number here: _____



quadrant
CORRECTION
IMI
\$010.90
09/28/2023 ZIP 80903
043M30230710

US POSTAGE

Instructions for Certificate of Bulk Mailing — Domestic Service

This service is available only at the time of mailing and is used to specify only the number of identical-weight pieces mailed; it does *not* provide evidence that a piece was mailed to a particular address. This certificate is available for domestic mailings of First-Class Mail®, First-Class Package Service®, Priority Mail®, USPS Retail Ground™, Media Mail®, Library Mail, Bound Printed Matter, Standard Mail® (excluding Customized MarketMail® and Marketing Parcels), and Parcel Select® (including Parcel Select Lightweight®) items.

1. Pay postage as appropriate — affix meter, PC Postage, or (uncanceled) postage stamps in payment of total fee due in the postage area, or if paying fee by permit imprint, enter information in the postage area at the top right of the form.
2. Present PS Form 3606-D and the mailing as follows:
 - When the mailing has fewer than 50 mailpieces and less than 50 pounds, present the form and mailing at a retail Post Office™ location.

- When the mailing has at least 50 mailpieces or at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

3. The Postal Service™ certifies and postmarks (round-dates) the PS Form 3606-D at the time of mailing and then returns it to the mailer as the mailer's receipt.

Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

August 28, 2023

Dear Adjacent Property Owner:

RE: Sterling Ranch Filing 5 PUD Preliminary Plan

This letter is being sent to you because Classic SRJ Land, LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you with a submittal with the County. Please direct any questions on the proposal to the referenced contact. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by PCD. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

The application request is for a rezone from RR-5 (Rural Residential) to PUD (Planned Unit Development) and for a PUD Preliminary Plan for Sterling Ranch Filing 5; a 72 lot single family attached and detached development. Sterling Ranch Filing 5 is proposed on a currently vacant and undeveloped 11.66 acre site, located in the northwest corner of Sterling Ranch Road and Dines Boulevard. This project is part of the Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres. The most recent amendment to the Sterling Ranch Sketch Plan was approved in December of 2022. This identifies the subject property for residential use at a density of 5-8 dwelling units per acre. Sterling Ranch Filing 5 is currently zoned RR-5 and proposed to be rezoned as PUD. The development proposes a gross density of 6.17 dwelling units per acre, which is consistent with the approved Sketch Plan. Medium density residential at this location will serve to transition the I-3 zoned industrial area to the northwest and the adjacent Dines Boulevard and Sterling Ranch Road, to the lower density single family residential to the west, south, east and northeast.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

Please direct any questions on the proposal to Andrea Barlow at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719- 520-6306 or kari@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Barlow', is written in a cursive style.

Andrea Barlow, AICP
Principal

Location	East of Vollmer Road
EDARP File Number	PUDSP232
Existing Zoning	RR-5
Existing Facilities	Vacant
Proposed Zoning	PUD
Proposed Facilities, Structures, Roads, etc.	72 single-family attached and detached lots, tracts, and rights-of-way as part of Sterling Ranch



VICINITY MAP

N.T.S.

	Schedule Number	NAME	ADDRESS	CITY, STATE, ZIP	Count
1	5233302009	Jeffrey L & Krista K Hardsock	8297 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 1
2	5233302010	Jackson Edward & Patricia Joann Pope	8287 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 2
3	5233302011	Duane & Glenda Lewis Herbert	8277 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 3
4	5233302012	Ryan & Jessica L Rhude	8267 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 4
5	5233302013	Joseph & Winnie Vasquez	8257 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 5
7	5233002013	Br 8812 Cliff Allen Point LLC	Po Box 88120	Colorado Springs, CO 80908	SR Fil 5 JS 6
6,8,9,10,12,13,15,16	5233000019	SR Land LLC	20 Boulder Crescent St Ste 102	Colorado Springs, CO 80903	SR Fil 5 JS 7
11	5233308003	Artesia Lot Holdings LLC	4400 State Highway 121 Ste 410	Colorado Springs, CO 75056	SR Fil 5 JS 8
14	5233000017	Classic SRJ Land LLC	2138 Flying Horse Club Dr	Colorado Springs, CO 80921	SR Fil 5 JS 9
17	5233301011	Craig M & Julie A Dragosh	8881 Misty Lake Ct	Colorado Springs, CO 80908	SR Fil 5 JS 10
18	8233301013	Elizabeth & Michael Freauff	8337 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 11
19	5233301012	Brandon & Ashley Vrcic	8891 Misty Lake Ct	Colorado Springs, CO 80908	SR Fil 5 JS 12
20	5233301010	Jacquelyn Lee Eleson	8870 Misty Lake Ct	Colorado Springs, CO 80908	SR Fil 5 JS 13
21	5233301009	William Brawner & Paola Goytia Benitez	8880 Misty Lake Ct	Colorado Springs, CO 80908	SR Fil 5 JS 14
22	5233301008	Alexa & Bailey Lyons	8890 Misty Lake Ct	Colorado Springs, CO 80908	SR Fil 5 JS 15
23	5233302017	Robert Lawrence & Stephanie Dewoody	8298 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 16
24	5233302016	FKH SFR LP	6480 Olympic Park Pt Unit 302	Colorado Springs, CO 80923	SR Fil 5 JS 17
25	5233302015	Mark R & Shanna W Gardner	8278 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 18
26	5233302014	Mic & Vicky Phillips	8268 Kintla Ct	Colorado Springs, CO 80908	SR Fil 5 JS 19
27	5233302018	Mikal Leon Murrey, Margaret Anne Murrey, Michelle Mekel Murrey	8289 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 20
28	5233302019	Libuyotiki2 Properties LLC	8281 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 21
29	5233302020	Palaniappan Sasikumar	8273 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 22
30	5233302021	Erin Fach & Robert L Einspahr	8265 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 23
31	5233302022	Chad Caskey & Jillian Massey	8257 Sprague Way	Colorado Springs, CO 80908	SR Fil 5 JS 24
32	5233002012	BWH Properties LLC	125 S Chestnut St	Colorado Springs, CO 80905	SR Fil 5 JS 25
33	5233002010	Lewis-Wolf Properties LLLP C/O Bills Tool Rental Inc	125 S Chestnut St	Colorado Springs, CO 80905	SR Fil 5 JS 26
34	5233002011	HW Diesel Enterprises LLC	125 S Chestnut St	Colorado Springs, CO 80905	SR Fil 5 JS 27
35	5233308002	SR Land LLC & Challenger Communities LLC	20 Boulder Crescent St Ste 102	Colorado Springs, CO 80903	SR Fil 5 JS 28