

**EL PASO COUNTY**  
  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

3/25/2022

RE: Sterling Ranch Filing. No. 3 Final Plat



File: SF-21-32  
Parcel ID Nos.: 52330-00-012 and 52330-00-013  
To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed Sterling Ranch Filing No. 3 development located south of Sterling Ranch Boulevard Drive and east of Vollmer Road that the applicant, Challenger Communities LLC. And SR Land, LLC., have requested approval of a final plat application which includes 63 single-family residential lots within the RS-5000 (Residential Suburban) zoning district. A 100-foot wide minimum buffer tract between the existing residential properties to the south is depicted on the plat as required pursuant to the approved Sterling Ranch Sketch Plan. The Planning and Community Development Director may make a formal decision regarding the request on 5/2/2022. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Kari Parsons, Senior Planner  
El Paso County Planning and Community Development  
719-520-6306  
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[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

PARCEL	NAME
523300013	SR LAND LLC
523300012	CHALLENGER COMMUNITIES LLC

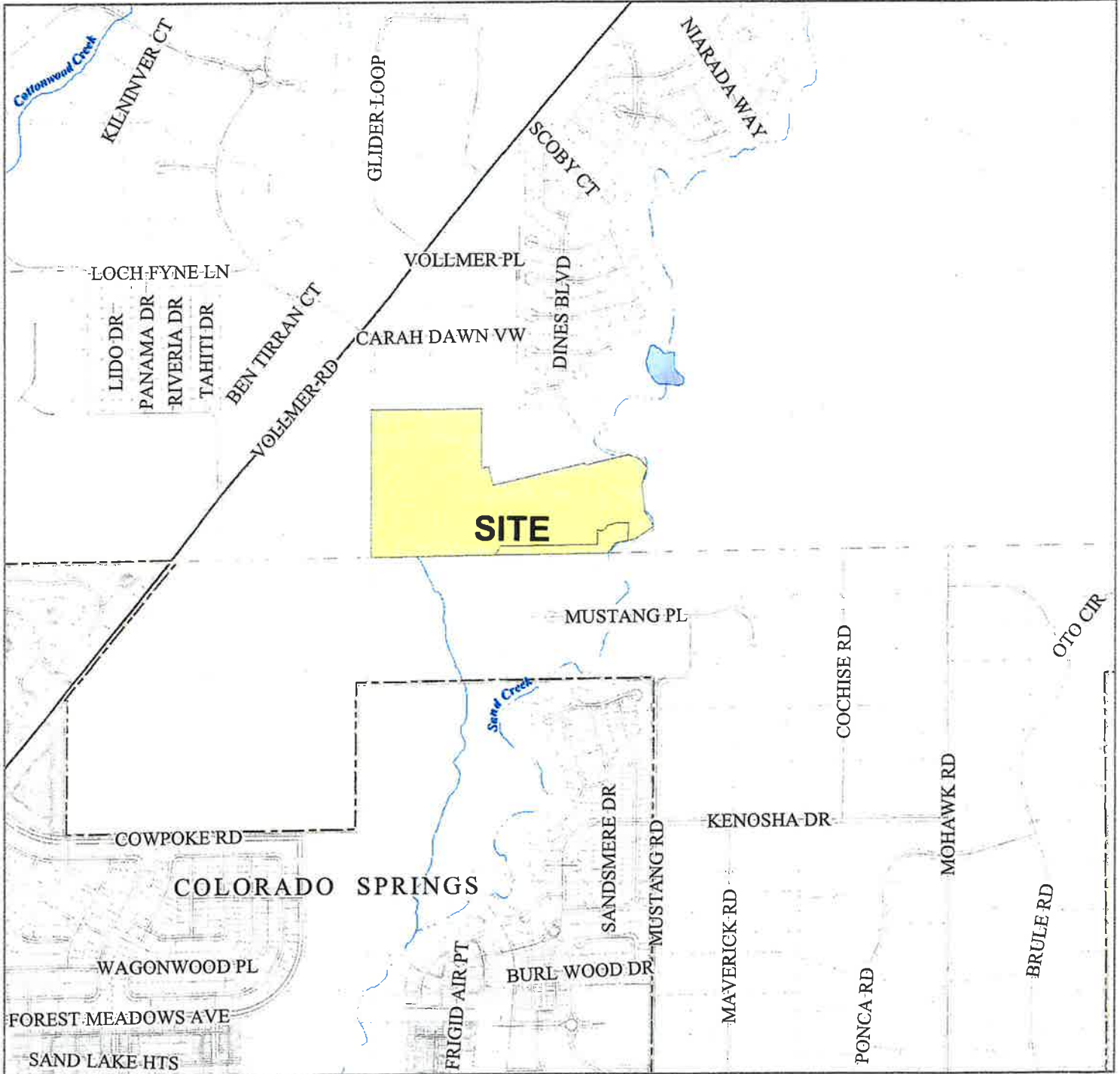
El Paso County Parcel Information		
ADDRESS	CITY	STATE
20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS	CO
8605 EXPLORER DR STE 250	COLORADO SPRINGS	CO

ZIP	ZIP+4
80903	3300
80920	1013

File Name:

Zone Map No.:

Date:



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



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