



*Mailed/Copied
3/22/22 KH*

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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. 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
Kariparsons@elpasoco.com



PARCEL	NAME
5233000013	SR LAND LLC
5233000012	CHAJJENGER COMMUNITIES LLC

El Paso County Parcel Information

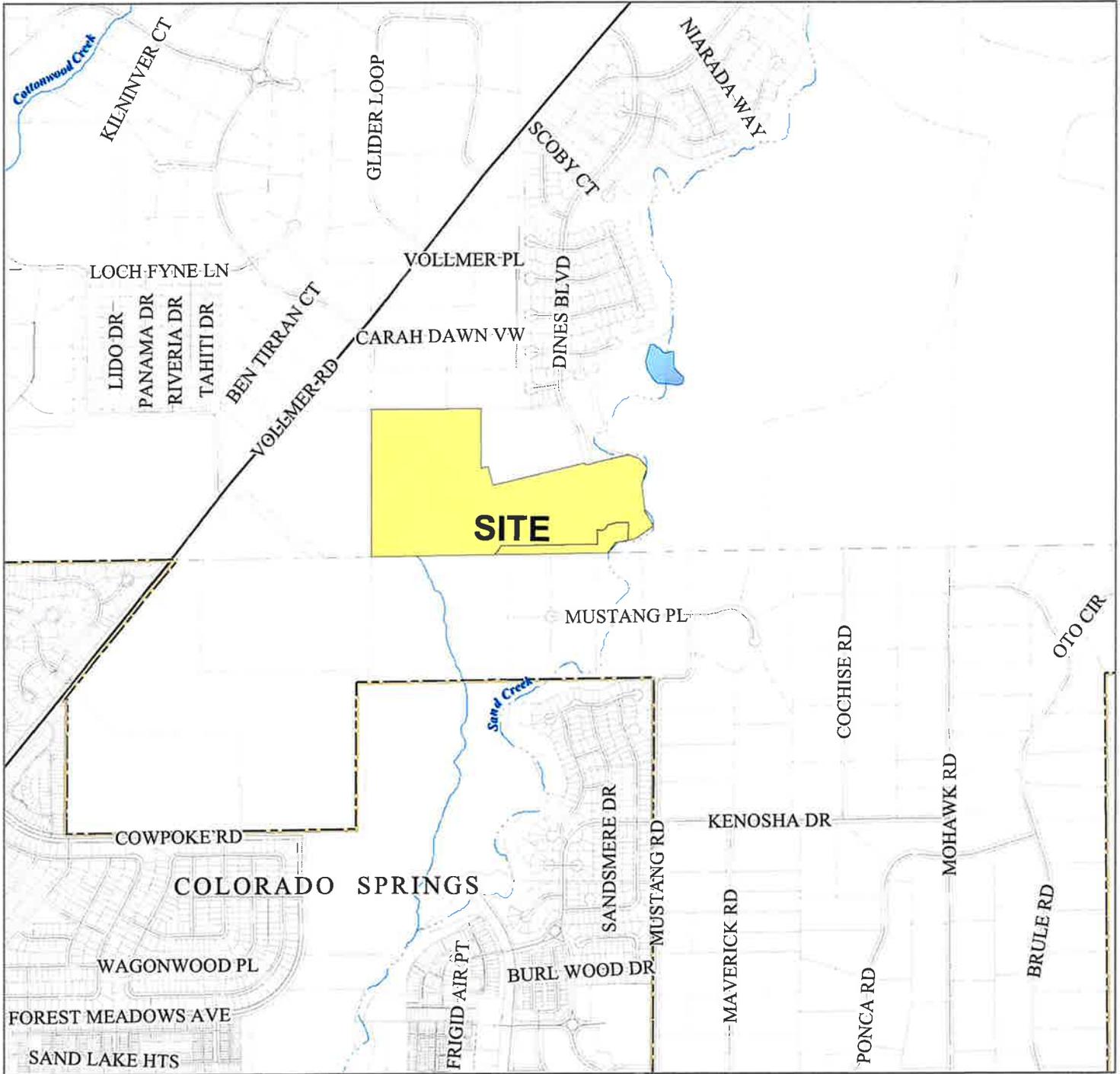
ADDRESS	CITY	STATE
20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS	CO
8605 EXPLORER DR STE 250	COLORADO SPRINGS	CO

ZIP	ZIPLUS
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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5233000017
MORLEY-BENTLEY INVESTMENTS LLC
20 BOULDER CRESCENT ST STE 100
COLORADO SPRINGS, CO 80903

5233301001
SR LAND LLC
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS, CO 80903

5233002011
HW DIESEL ENTERPRISES LLC
125 S CHESTNUT ST
COLORADO SPRINGS, CO 80905

5304002020
BAKER ELSIE I TRUST
2524 MEADOWLARK LN
COLORADO SPRINGS, CO 80909

5300000222
8335 VOLLMER ROAD LLC
5000 NORTH PARK DR
COLORADO SPRINGS, CO 80918

5304002017
MASON LLC
7702 BARNES RD #140-58
COLORADO SPRINGS, CO 80922

5304002019
TRUJILLO PETE A
8170 MUSTANG PL
COLORADO SPRINGS, CO 80908

5304002018
HOEPNER MARY J
8250 MUSTANG PL
COLORADO SPRINGS, CO 80908

5233000012
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

5233002013
BR INVESTMENTS LLC
PO BOX 88120
COLORADO SPRINGS, CO 80908