

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

May 26, 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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after [Click or tap to enter a date.](#) Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: SF2610, Sterling Ranch East Fil. 6 Plat

Project Description: 200 single-family detached lots (137,461 SF), ROW (38,525 SF), open space (18,564 SF) & detention pond (292,931 SF). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

CLASSIC SRJ LAND LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

Applicant/Representative:

CLASSIC SRJ LAND LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

Tax ID/Parcel No.: 5200000586,
5234200001.

Zoning District: RS-5000 (Residential Suburban)

Location of Project: East of Sterling Ranch
Rd

Land Size: 6.00 ACRES

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/206386>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in cursive script that reads "Kari Parsons".

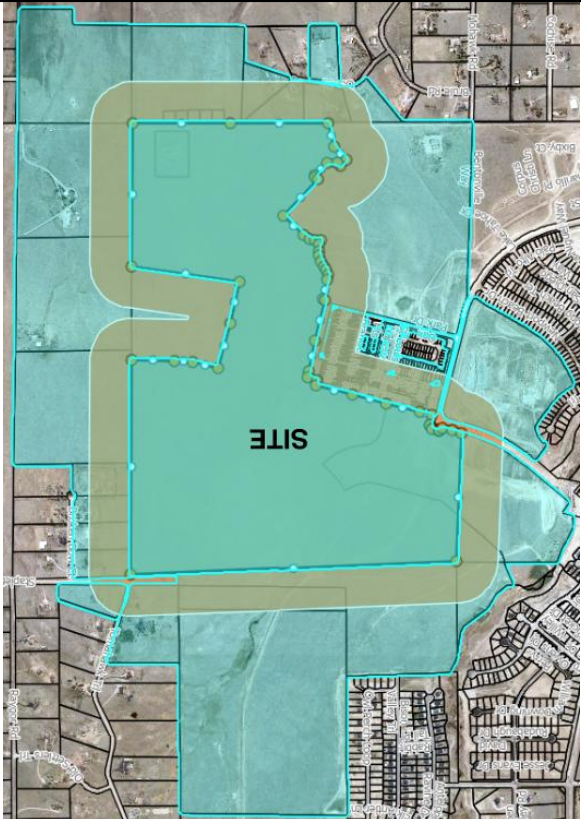

Kari Parsons – Planner

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

NOTICE OF ADMINISTRATIVE DETERMINATION

		<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: SF2610</p> <p>PARCEL NO.: 520000573, 523420001</p> <p>OWNER: CLASSIC SRJ LAND LLC</p> <p>ADDRESS: STERLING RANCH RD</p> <p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>
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