

October 2, 2023



Dear Adjacent Property Owner:

**RE: Sterling Recycling Facility Site Development Plan and Final Plat**

This letter is being sent to you because Colorado Concrete Crushing 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 Planning and Community Development. 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 property is zoned I-3, Industrial, with CAD-O, Commercial Airport District Overlay. The Final Plat proposes to subdivide the parcel into two lots and to dedicate an 80' ROW dedication for Sterling Ranch Road. The site is currently utilized for the crushing and recycling of concrete and asphalt, and wholesale of these items for reuse. The submitted Site Development Plan is for the 7.96 AC located in the southwest corner of Lot 2 to be developed for the Sterling Ranch Crushing Facility. Access to the site is from Marksheffel Road.

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> using file numbers SF2325 and PPR2341.

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 the El Paso County Planning Department. At that time, you will be given the opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

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

Sincerely,

A handwritten signature in black ink that reads 'Andrea Barlow'.

**Andrea Barlow, AICP**  
Principal

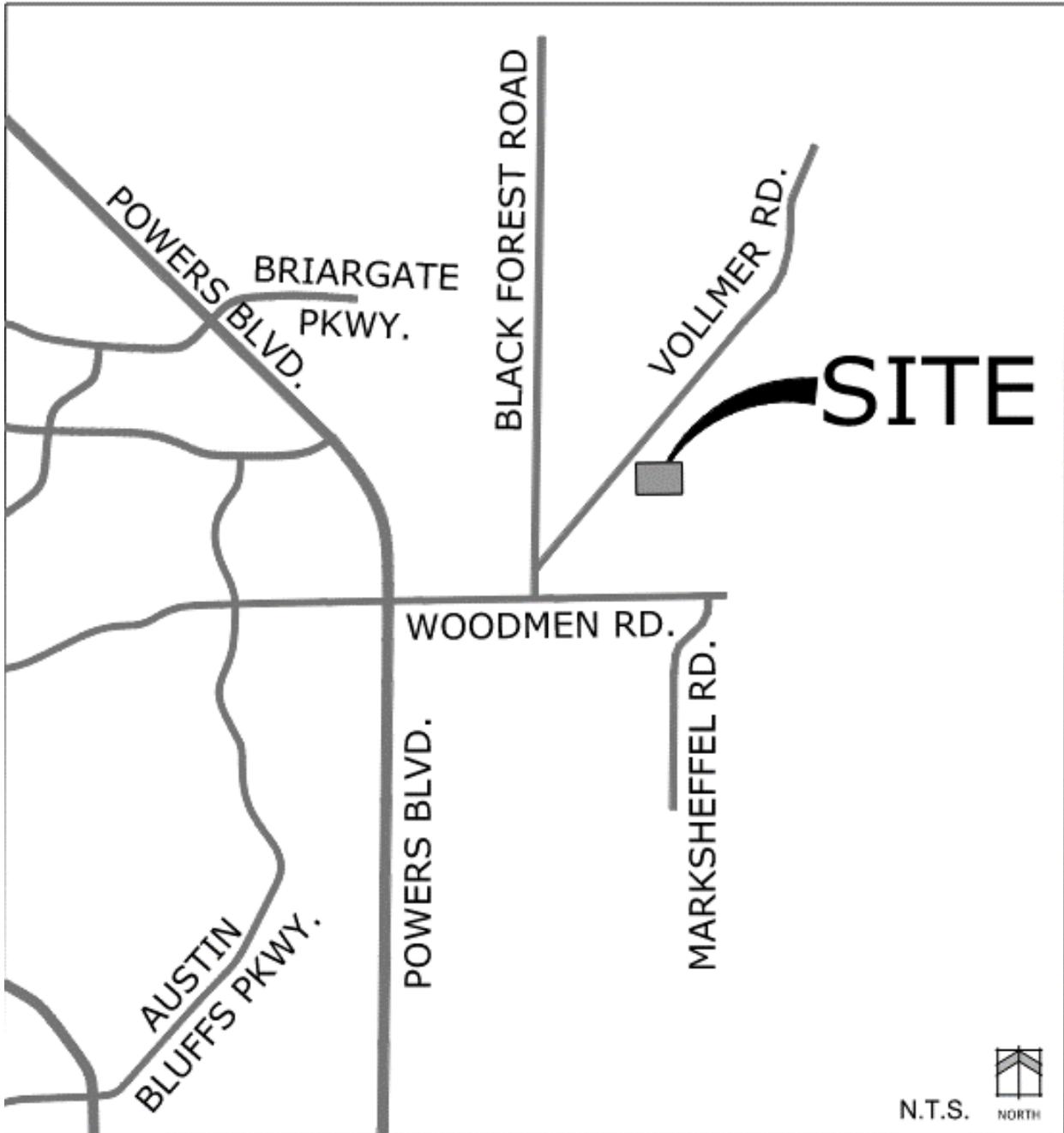
See reverse side for vicinity map.

**Location**

East of Vollmer Road

County File Numbers	SF2325 and PPR2341
Existing Zoning	I-3, CAD-O
Proposed Facilities, Structures, Roads, etc.	Recycling facility and wholesale, industrial lots, and rights-of-way
Vicinity Map	Attached

## VICINITY MAP



TURKEY CANON QUARRY INC  
20 BOULDER CRESCENT ST 2ND FLOOR  
COLORADO SPRINGS CO 80903

SR LAND LLC  
20 BOULDER CRESCENT STE 200  
COLORADO SPRINGS CO 80903

CITY OF COLORADO SPRINGS  
30 S NEVADA AVE STE 502  
COLORADO SPRINGS CO 80903

8335 VOLLMER ROAD LLC  
5000 NORTHPARK DR  
COLORADO SPRINGS CO 80918-3822

RHETORIC LLC  
20 BOULDER CRESCENT  
COLORADO SPRINGS CO 80903

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

AVH LOT HOLDINGS LLC  
555 MIDDLE CREEK PKWY STE 500  
COLORADO SPRINGS CO 80921

TC LB ASPEN MEADOWS LP  
8655 S PRIEST DR  
TEMPE AZ 85284

HUGHES JAMON D  
7287 CEDAR BRUSH CT  
COLORADO SPRINGS CO 80908-1473

WOODMEN HTS METRO DIST NO 1  
614 N TEJON ST  
COLORADO SPRINGS CO 80903-1010

KJ HNETONIC V.NE.



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For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Number of Identical Weight Pieces 10	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
	First Class Letter	<input type="checkbox"/> Verified	

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
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N.E.S. Inc.

Mailed By  
*Kimberly Johnson*

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(Postmaster or Designee)

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- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.

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10/02/2023

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 Crushing Facility  
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