

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

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
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1/17/2024

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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

**PCD File No.:** SF241, Sterling Ranch Filing No. 5

**Project Description:** Previously platted as a ASD20 School site. The current proposal is for 72 single-family detached residential lots ranging in size from 3,448 SF to 4,608 SF. The plat includes public ROW. The natural gas line easements need to be vacated or permissions need to be granted. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner:**

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

**Applicant/Representative:**

N.E.S. Inc c/o Andrea Barlow  
619 N. Cascade Ave. Ste. 200  
Colorado Springs, CO 80903  
abarlow@nescolorado.com  
(719) 471-0073

**Tax ID/Parcel No.:** 5233302049

**Location of Project:** Unaddressed. See vicinity map (reverse side).

**Zoning District:** Currently zoned RR-5 (Residential Rural), but a request to rezone to PUD (Planned Unit Development) is being considered by the Planning Commission on 2/1/2024 and by the BoCC on 2/22/2024.

**Land Size:** 11.66 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/195129>

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

Respectfully,



Kari Parsons – Senior 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 LAND-USE APPLICATION**

**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** SF241  
**PARCEL NO.:** 5233302049

**OWNER:** CLASSIC SRJ LAND, LLC  
**ADDRESS:** UNADDRESSED.  
 SEE VICINITY MAP (LEFT).

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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