



Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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4/15/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on **4/29/2024**. Details for the project are listed below.

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

Project Description: Creating 72 detached single-family residential lots on land previously platted as an ASD20 school site. 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:

N.E.S. INC. c/o ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

Tax ID/Parcel No.: 5233302049

Location of Project: Northwest of the intersection at Dines Blvd and Bynum Dr/Sterling Ranch Rd.

Zoning District: PUD (Planned Unit Development) – PCD File No. PUDSP232

Land Size: 11.66 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Projects/RDetails/195129>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,

Kari Parsons – Planner
El Paso County Planning & Community Development
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(719) 520-6306

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 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF ADMINISTRATIVE DETERMINATION

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SF241

PARCEL NO.: 5233302049

OWNER: CLASSIC SRJ LAND, LLC

LOCATION: SEE VICINITY MAP, RIGHT

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