

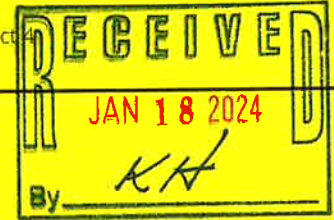
EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
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1/9/2024

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). Details for the project are listed below.

PCD File Nos.: Retreat at PrairieRidge Rezone RR-2.5 (AKA Jaynes) (**P2316**) & Retreat at PrairieRidge Rezone RR-0.5 (AKA Jaynes) (**P2314**) & Retreat at PrairieRidge Rezone RS-6000 (AKA Jaynes) (**P2313**) & Retreat at PrairieRidge Preliminary Plan Phase 1 (**SP239**).

Project descriptions: Four applications have been submitted: Three Map Amendment (Rezone) requests and one Preliminary Plan request. Please see the applicant's combined Letter of Intent in EDARP (links below) for more detailed information and mapping of the subject area.

Owner/Applicant name: Classic SRJ Land, LLC

Representative: N.E.S. INC

Andrea Barlow

ABARLOW@NESCOLORADO.COM

(719) 471-0073

Tax ID/Parcel Nos.: 5228000024 & 5228000025.

Location of project: The area southwest of the Poco Road/Vollmer Road intersection, within the approved Jaynes Property Sketch Plan.

Zoning District: Currently RR-5 (Residential Rural)

Land size: Total rezoning, 103.59 acres. Total Preliminary Plan, 109.89 acres (includes Briargate Parkway).

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/191765> (**P2313**) & <https://epcdevplanreview.com/Public/ProjectDetails/191779> (**P2314**) & <https://epcdevplanreview.com/Public/ProjectDetails/191772> (**P2316**) & <https://epcdevplanreview.com/Public/ProjectDetails/192226> (**SP239**).

Please note that PCD will send additional notification including date, time, and location, prior to any future public hearing(s) regarding this proposal. 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

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12 JAN 2024 PM 5:16

FIRST-CLASS



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8250 POCO RD
COLORADO SPRINGS, CO 80908

NOTICE OF LAND

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UNABLE TO FORWARD

34-57-24438-8981 * 1988-83842-25-48
SC: 86916514855

EL PASO COUNTY
PARCEL INFORMATION

FILE NOS:
P2316, P2314, P2313, &
SP239

PARCEL NOS:
5228000024 &
5228000025

OWNER NAME:
Classic SRJ Land, LLC

LOCATION:
Within the approved
Jaynes Property Sketch
Plan area.

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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