

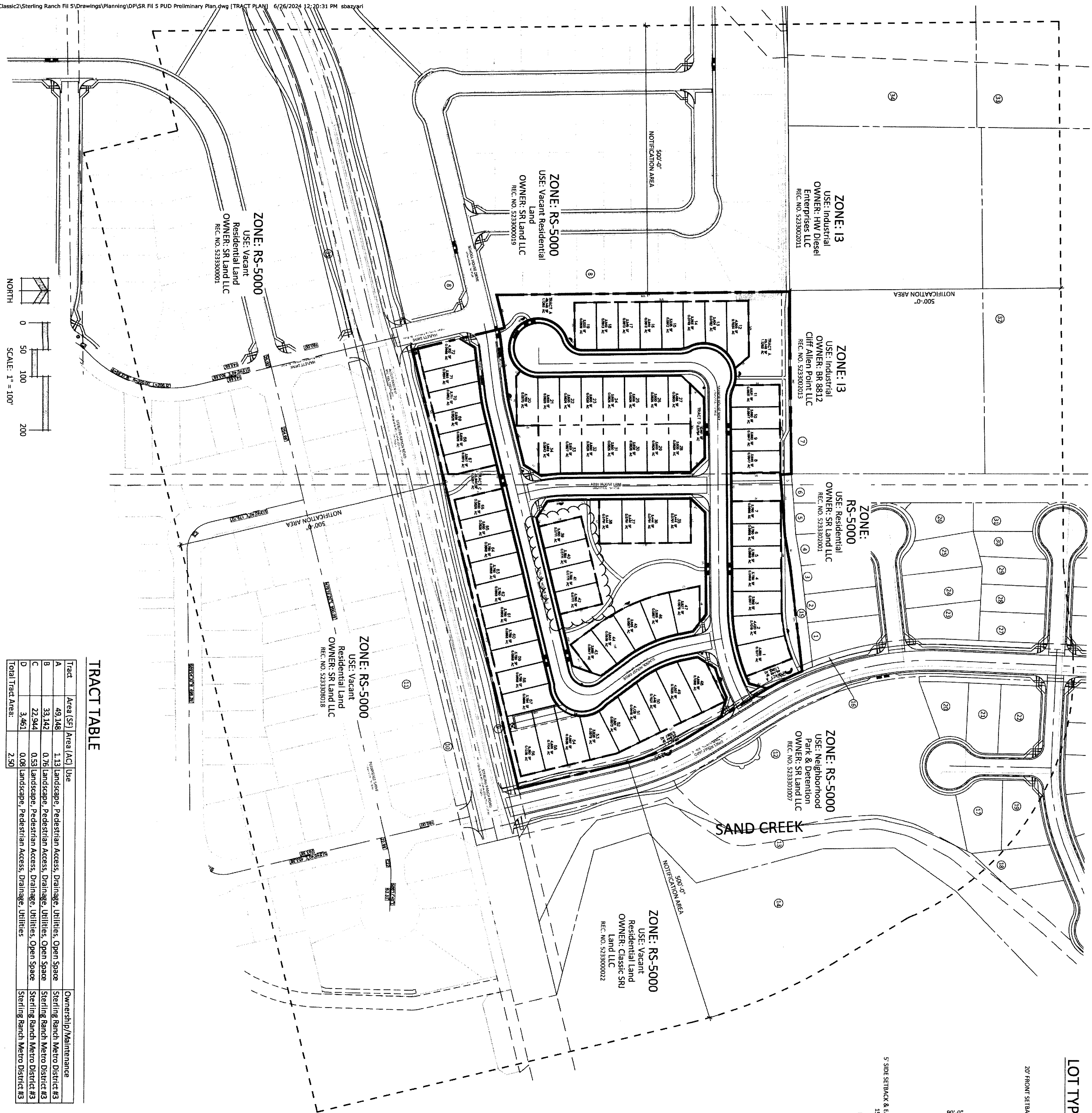
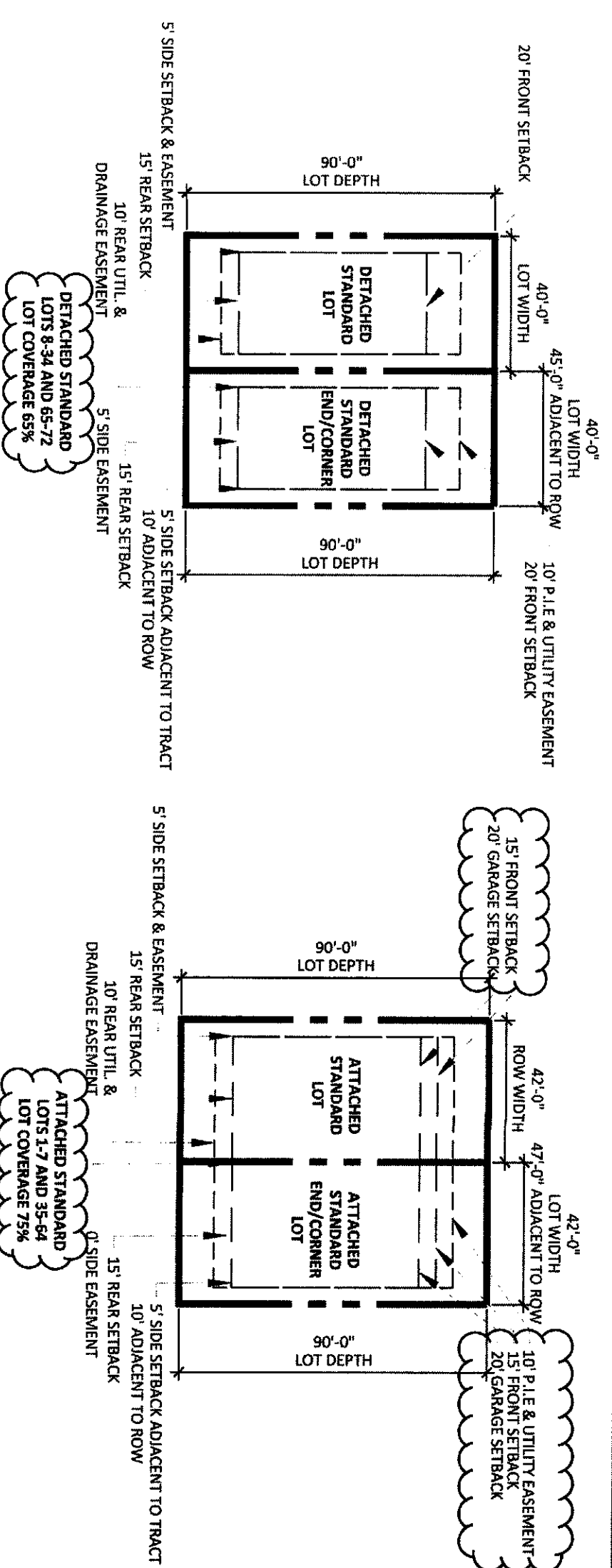
STERLING RANCH FILING 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

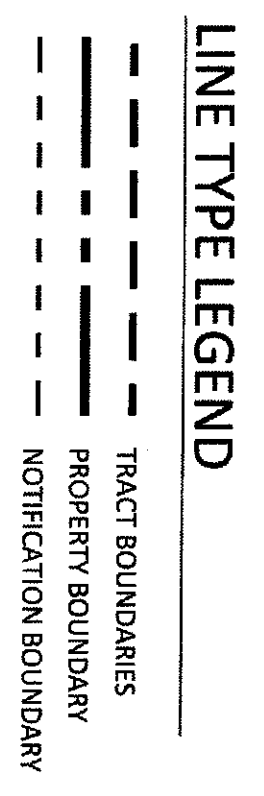
224051580 7/24/2024

LOT TYPICALS



TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	49,348	1.13	landscape, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
B	33,342	0.76	landscape, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
C	22,344	0.51	landscape, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
D	3,461	0.08	landscape, Pedestrian Access, Drainage, Utilities	Sterling Ranch Metro District #3
Total Tract Area:				2.50



ADJACENT OWNERS

Owner Name	Location	CITY, STATE, ZIP
1 HERBERT LAND KRISTA K HARBOCK	8257 KINTLA CT	Colorado Springs, CO 80908
2 JACOBSON EDWARD AND PA TRICIA JOHANN POPE	8257 KINTLA CT	Colorado Springs, CO 80908
3 DUANE AND GLENDA LEWIS HERBERT	8277 KINTLA CT	Colorado Springs, CO 80908
4 RYAN AND JESSICA L RHODE	8257 KINTLA CT	Colorado Springs, CO 80908
5 JOSEPH AND WINNIE VASQUEZ	9257 KINTLA CT	Colorado Springs, CO 80908
7 BR 8812 CLIFF ALLEN POINT LLC	PO BOX 88120	Colorado Springs, CO 80908
6,8,9,10		
12,13,15 SR LAND LLC	20 BOLDER CRESCENT ST SITE 102	Colorado Springs, CO 80903
11 ARTERIA LOT HOLDINGS LLC	4400 STATE HIGHWAY 121 SITE 410	Colorado Springs, CO 75056
14 CLASSIC SR LAND LLC	2138 RIVING HORSE CLUB DR	Colorado Springs, CO 80921
17 CHANG M AND JULIE A DRAGONH	8881 MISTY LAKE CT	Colorado Springs, CO 80908
18 ELIZABETH AND MICHAEL FREARUF	8937 SPRAGUE WAY	Colorado Springs, CO 80908
19 BRANDON A ASHLEY VACIC	8891 MISTY LAKE CT	Colorado Springs, CO 80908
20 JACQUELYN LEE ELSSON	8870 MISTY LAKE CT	Colorado Springs, CO 80908
21 WILLIAM BRAUNER AND PAOLA GOTTLA BENNITZ	8880 MISTY LAKE CT	Colorado Springs, CO 80908
22 ALEXA AND BAILEY IVONS	8880 MISTY LAKE CT	Colorado Springs, CO 80908
23 ROBERT LAWRENCE AND STEPHANIE DEWOOY	6490 OLIMPIC PARK FT UNIT 302	Colorado Springs, CO 80903
24 FKH SR L P	8278 KINTLA CT	Colorado Springs, CO 80908
25 MARK R AND SHANNA W GARDNER	8278 KINTLA CT	Colorado Springs, CO 80908
26 MIC AND VICKY PHILLIPS	9299 SPRAGUE WAY	Colorado Springs, CO 80908
27 MIKAL LEON MURBER, MARGARET ANN MURBER, MICHELLE MEREL MURBER	8258 SPRAGUE WAY	Colorado Springs, CO 80908
28 ILIUVOTIJA PROPERTIES LLC	8258 SPRAGUE WAY	Colorado Springs, CO 80908
29 PALAVIN PRINJA SASHI OJHA	8273 SPRAGUE WAY	Colorado Springs, CO 80908
30 ERIN PACH AND ROBERT L ENSPAHN	8273 SPRAGUE WAY	Colorado Springs, CO 80908
31 CHAD CASPER AND JILLIAN MASSEY	8257 SPRAGUE WAY	Colorado Springs, CO 80908
32 BAHN PROPERTIES LLC	125 S CHESTNUT ST	Colorado Springs, CO 80905
33 LEWIS-WOLF PROPERTIES LLP C/O BULLS TOOL RENTAL INC	125 S CHESTNUT ST	Colorado Springs, CO 80905
34 HW DIESEL ENTERPRISES LLC	125 S CHESTNUT ST	Colorado Springs, CO 80905
35 SR LAND LLC AND CHALLENGER COMMUNITIES LLC	20 BOLDER CRESCENT ST SITE 102	Colorado Springs, CO 80903



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Colorado Springs, CO 80903
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Fax: 719.471.0267
www.nescolorado.com
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STERLING RANCH FILING 5

PUD Preliminary Plan MINOR AMENDMENT

DATE: 08/25/2023
DATE C/L: N/A
PREPARED BY: A. SARKIS
FOR NINOR: A. SARKIS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW
01/04/2024	BP	PER COUNTY REVIEW
01/17/2024	BP	FOR NINOR
03/29/2024	CD	FOR NINOR AMENDMENTS

TRACT TABLE, LOT TYPICALS, ADJACENT PROPERTY OWNERS

2 OF 2

PLAN FILE # PUDSP232 (Original File)
SHEET NUMBER 2
PUDSP242 (Amended File)

STERLING RANCH FILING 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH FILING 5
 PUD Preliminary Plan
 MINOR AMENDMENT

PROJECT INFO
 DATE: 08/25/2023
 PROJECT NO.: A-BANDON
 PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

ISSUE / REVISION

DATE	BY	DESCRIPTION
12/04/2023	BP	REG COUNTY REVIEW
01/09/2024	BP	REG COUNTY REVIEW
01/12/2024	BP	REG COUNTY REVIEW
05/09/2024	CD	FOR MINOR AMENDMENTS

PLAN FILE # PUDSP232 (Original File) PUDSP242 (Amended File)

SHEET NUMBER 3 OF 3

SHEET TITLE PUD PRELIMINARY PLAN