

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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10/31/2024

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 **11/14/2024**. Details for the project are listed below.

PCD File No.: SF2428, Sterling Ranch East Filing No 3 Plat

Project Description: Creating 187 single-family detached lots. 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
lmoreland@classichomes.com
(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 Nos.: 5233000023 and 5233000024

Location of Project: Southeast of the intersection at Dines Blvd and Sterling Ranch Rd, directly west of Sand Creek.

Zoning Districts: RS-5000 (Residential Suburban) and RR-0.5 (Residential Rural)

Land Size: 76.97 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/199205>

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

Respectfully,



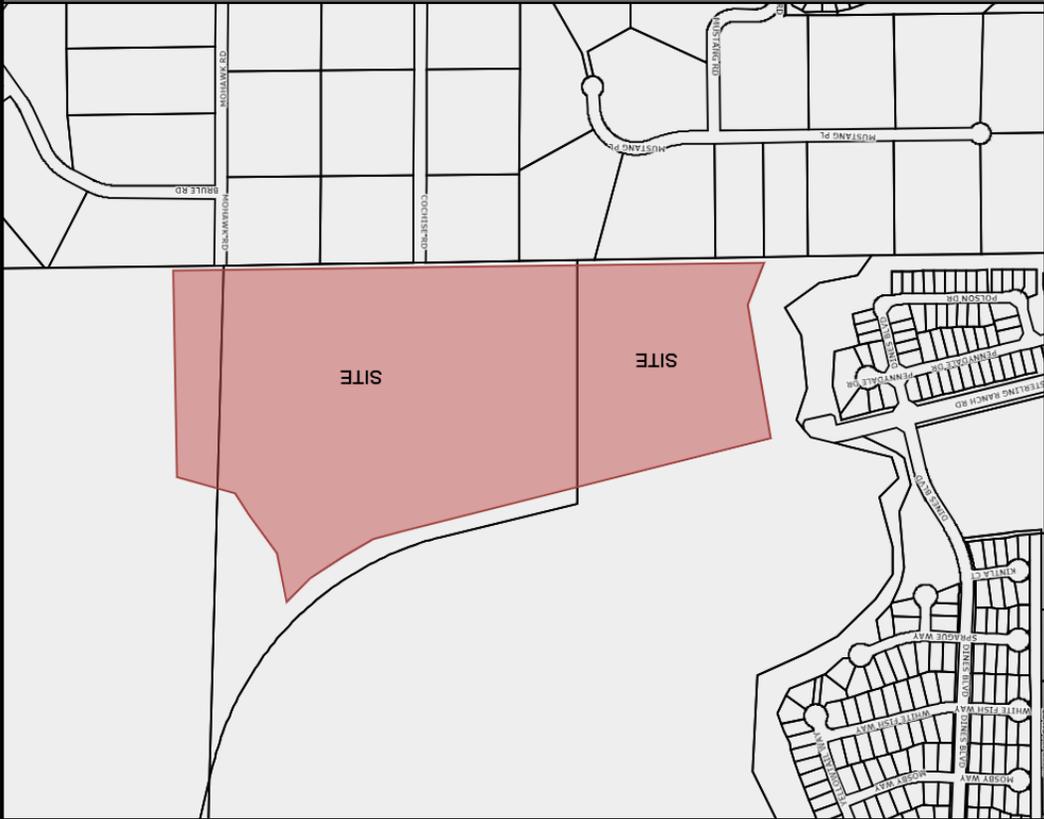
Kari Parsons - Planner
El Paso County Planning & Community Development
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NOTICE OF ADMINISTRATIVE DETERMINATION

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EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SF2428

PARCEL NOS.: 5233300023 and 5233300024

OWNER: CLASSIC SRJ LAND LLC

ADDRESS: Unaddressed, see map

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