



Planning and Community Development  
2880 International Cir. Suite 110  
Colorado Springs, CO 80910

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COLORADO SPRINGS, CO 80970

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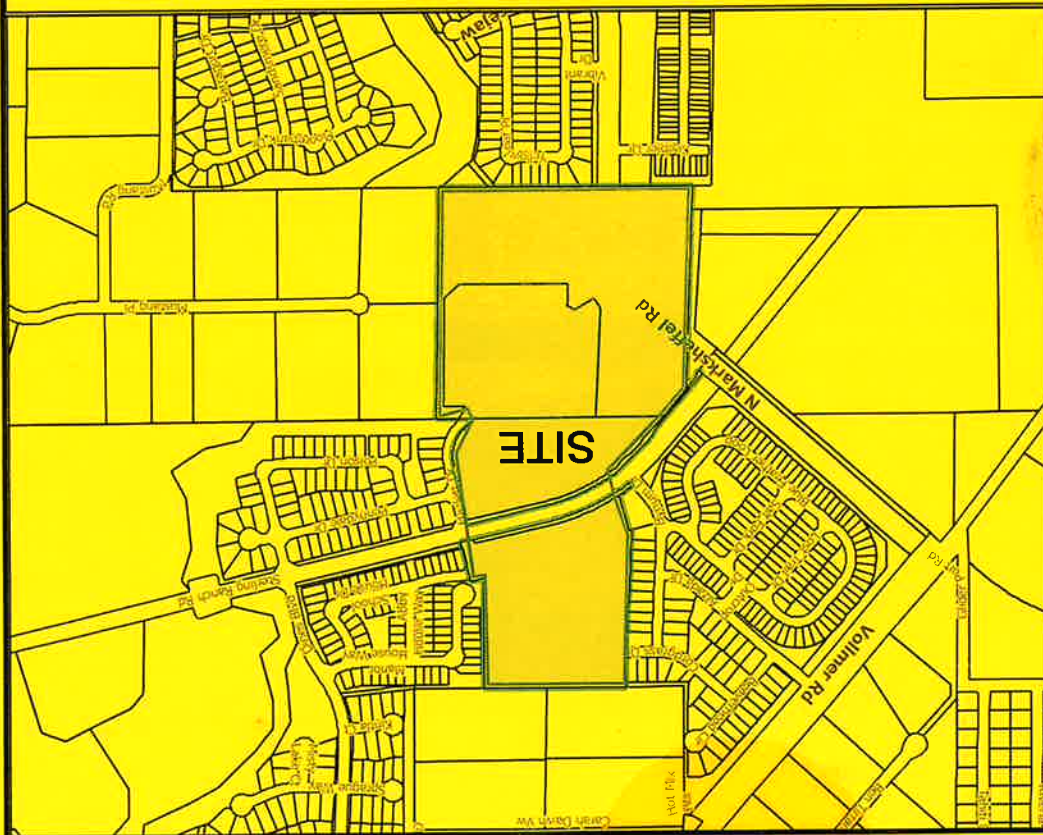
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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



**EL PASO COUNTY**  
**PARCEL INFORMATION**  
**FILE NO.:** SP266  
**PARCEL NO.:** 5233000019, 5233300001, 5300000742, 5300000743, 5300000764, & 5300000765  
**OWNER:** Sterling Ranch Metro District 3  
**ADDRESS:** Sterling Ranch Rd & Marshfield Rd

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 30, 2026

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 will not make a formal decision regarding the application until after August 13, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

**PCD File No.:** SP266, Sterling Ranch Phase 2 Fil 1-4 Preliminary Plan Amendment

**Project Description:** Request for approval of a Minor Amendment to the approved Sterling Ranch Phase 2 Preliminary Plan to reflect updates to the open-space and trails within the Sterling Ranch Filing No. 4. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Sterling Ranch Metro District 3  
121 S Tejon St #1100  
Colorado Springs, CO 80903

**Applicant/Representative:**

N.E.S. INC.  
619 N. Cascade Ave. Suite 200  
Colorado Springs, Co 80903  
719.471.0073

**Tax ID/Parcel No.:** 5233000019, 5233300001,  
5300000742, 5300000743, 5300000764, & 5300000765

**Zoning District:** RS-5000 (Residential Suburban)

**Location of Project:** Sterling Ranch Rd & Marksheffel Rd

**Land Size:** 41.145 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/214706>

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

Respectfully,



Kari Parsons – Planner

El Paso County Planning & Community Development

(719) 520-6306      KariParsons@elpasoco.com