

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

Location of Project: Sterling Ranch Rd &
Marksheffel Rd

Zoning District: RS-5000 (Residential
Suburban)

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,

A handwritten signature in cursive script that reads "Kari Parsons".

Kari Parsons – 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

NOTICE OF ADMINISTRATIVE DETERMINATION

