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El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5



NOTICE OF PUBLIC HEARING

This notice provides options to access the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land-use matter. The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, APRIL 20, 2023, beginning at 9:00 a.m. The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. The Board of County Commissioners' (BOCC) hearing is scheduled for Tuesday, MAY 16, 2023, beginning at 1:00 p.m. The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.

FILE NUMBER: P2213

PARSONS

MAP AMENDMENT (REZONE)
STERLING RANCH SOUTHEAST REZONE

A request by Classic SRJ Land, LLC, for approval of a map amendment rezoning 35 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The applicant intends to develop one-half acre lots for single-family detached homes as a transition to the rural properties adjacent to the south pursuant to the approved Sterling Ranch Sketch Plan. The property is located east of Vollmer Road at the southern portion of the Sterling Ranch Sketch Plan area. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52330-00-017, 52330-00-018, 52000-00-552, and 52000-00-553) (Commissioner District No. 2).

To view staff report and documents: https://epcdevplanreview.com/Public/ProjectDetails/184082.

FILE NUMBER: P2212

PARSONS

MAP AMENDMENT (REZONE)
STERLING RANCH EAST REZONE

A request by Classic SRJ Land, LLC for approval of a map amendment rezoning 301 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The applicant intends to develop single-family detached homes in four phases. The property is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

To view staff report and documents: https://epcdevplanreview.com/Public/ProjectDetails/184081.

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FILE NUMBER: SP224

PARSONS

**PRELIMINARY PLAN  
STERLING RANCH EAST PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC, for approval of a preliminary plan to create 761 single-family residential lots in four phases. The 320-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. Two concurrent rezones are also requested. A combined staff report has been provided. The preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a preliminary plan is approved, the applicant will be required to obtain final plat approval, prior to the issuance of any building permits on the property. (Parcel Nos. 52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

To view staff report and documents: <https://epcdevplanreview.com/Public/ProjectDetails/184079>.

**Type Of Hearing: Quasi-Judicial**

**Planner: KariParsons@elpasoco.com**

**Watch The Live Hearings Remotely**

If you are interested in watching the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

**Participate Remotely**

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name, your phone number, and the project's file number/name. Include any documents you would like provided to the Board as part of the official record. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely to address the Board. **NOTE: NEW EXHIBITS ARE NOT PERMITTED VIA EMAIL THE DAY OF THE HEARING. All exhibits must be emailed to [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) at least one day prior to each of the above listed hearings. Whether you are attending remotely or in-person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

This notice was mailed on: 4/3/2023.

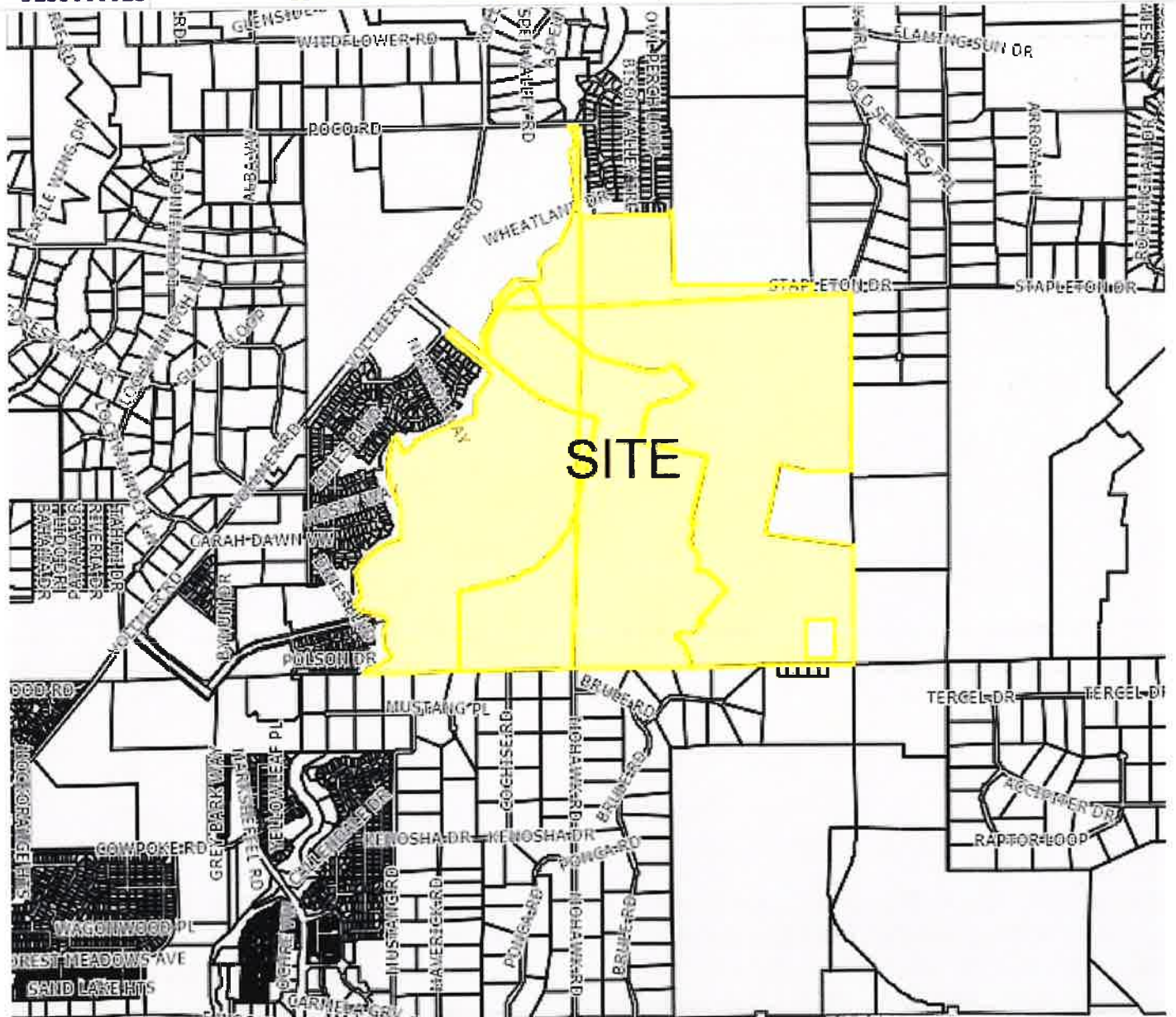


# El Paso County Parcel Information

SP224  
File Name: P2213, P2212

Date: 4/3/2023

PARCEL	NAME	ADDRESS
5200000552	CLASSIC SRJ LAND LLC	34-12-65
5200000553	CLASSIC SRJ LAND LLC	34-12-65
5200000554	CLASSIC SRJ LAND LLC	34-12-65
5227000008	CLASSIC SRJ LAND LLC	9275 ARROYA LN, COLORADO SPRINGS CO, 80908
5228000037	CLASSIC SRJ LAND LLC	MARKSHEFFEL RD, COLORADO SPRINGS CO, 80908
5228000038	CLASSIC SRJ LAND LLC	MARKSHEFFEL RD, COLORADO SPRINGS CO, 80908
5233000015	CLASSIC SRJ LAND LLC	33-12-65
5233000016	CLASSIC SRJ LAND LLC	33-12-65
5233000017	CLASSIC SRJ LAND LLC	33-12-65
5233000018	CLASSIC SRJ LAND LLC	33-12-65



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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