



Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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

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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

PCD File No.: SP244, Sterling Ranch East Filing No. 6 Preliminary Plan

Project Description: 56.13 acres to include: detention pond (292,931 SF), 200 single-family detached lots (137,461 SF), right of way (38,525 SF), and open space (18,564 SF). Rezone of 11.191 acres to RS-5000 is concurrently requested. 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.: 5200000553 and 5200000573

Location of Project: Northwest of the intersection of the future Briargate Parkway extension and the future Sterling Ranch Road.

Zoning District: RS-5000 (Residential Suburban) and PUD (Planned Unit Development)

Land Size: 56.13 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/200586>

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

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

NOTICE OF LAND-USE APPLICATION

COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

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.: SP244

PARCEL NOS.: 520000553 and 520000573

OWNER: CLASSIC SRJ LAND LLC

ADDRESS: Unaddressed, see map.