

April 28, 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 May 12, 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.: PUDSP261, Villages at Sterling Ranch East Minor PUD Amendment

Project Description: Amendment to The Villages at Sterling Ranch PUD Development PUDSP226 Plan/Preliminary Plan, a 227-unit development with 54 attached and 173 detached single-family homes. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Elite Properties of America Inc.

2138 Flying Horse Club Drive

Colorado Springs, CO 80921

Applicant/Representative:

N.E.S. Inc.

619 N Cascade Avenue, Suite 200

Colorado Springs, CO 80903

(719) 471-0073

ABarlow@nescolorado.com

Tax ID/Parcel No.: 5200000553, 5200000573, &
5234201048

Location of Project: Vollmer Road and Briargate
Parkway

Zoning District: PUD (Planned Unit
Development)

Land Size: 39.06 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/212042>

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 LAND-USE APPLICATION

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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.: PUDSP261

PARCEL NO.: 520000553, 520000573, & 5234201048

OWNER: Elite Properties of America Inc.

ADDRESS: Vollmer Road and Briargate Parkway