

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

APPROVAL OF A CHANGE IN WATER SUPPLY FOR VILLAGES AT STERLING RANCH (PUDSP261)

WHEREAS, Classic SRJ Land LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a change in water supply in conjunction with a Preliminary Plan for the Villages at Sterling Ranch Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to § 8.4.7.E of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve Changes in Water Supply that are deemed NOT substantial pursuant to the provisions of the Code; and

WHEREAS, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny Final Plats, amendments to Final Plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve Final Plats, Vacations, Replats, and Final Plat Amendments pursuant to the provisions of the Code; and

Record of Administrative Action
Villages at Sterling Ranch Change in Water Supply
PUDSP261

WHEREAS, based on the evidence, exhibits, documentation provided in support of the application, consideration of the master plan for the unincorporated area of the County, comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, and comments by the general public, the Director finds as follows:

1. Administrative Determination of Whether Change is Not Substantial. Factors to consider in this determination included, but are not limited to:
 - i. The percent increase or decrease in water demand or water availability; or
 - ii. The absolute quantity increase or decrease in the water demand or water availability.

WHEREAS, Administrative Approval of Change is Granted.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the minor change to water supply for the Villages at Sterling Ranch Preliminary Plan.

DONE THIS 6th day of July 2026 at Colorado Springs, Colorado.

Meggan Herington, Executive Director

El Paso County Planning and Community Development Department

A handwritten signature in blue ink, appearing to read 'Meggan Herington', is written over a horizontal line.

Record of Administrative Action
Villages at Sterling Ranch Change in Water Supply
PUDSP261

EXHIBIT A

Combined PUD Preliminary Plan As Amended

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN AMENDMENT 1

A. Printed with no structure

[illegible]

THE VILLAGES AT STERLING RANCH AND DEVELOPMENT PLAN IS A PROPOSED 227 LOT SINGLE-FAMILY RESIDENTIAL COMMUNITY COMPRISED OF THREE DISTINCT RESIDENTIAL PRODUCT TYPES UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS BOTH FRONT AND REAR LOADED HOMES.

publicaffairs@jhu.edu

- [illegible]

A PARCEL OF LAND LOCATED IN

RECORDS AT THE JUDICIAL CENTER OF THE DISTRICT COURT SHALL ALSO BE THE SUBJECT MATTER OF THE ABOVE EXTENDING OFFICE.

STATE OF COLORADO)
)

THIS STATEMENT IS A PART OF 14-01401-0001, WHICH IS A PUBLIC RECORD UNDER THE OPEN RECORDS ACT, CHAPTER 19, ARTICLE 2, SECTION 2.01, OF THE COLORADO CONSTITUTION AND THE COLORADO OPEN RECORDS ACT, CHAPTER 24, ARTICLE 1, SECTION 1.01, OF THE COLORADO STATUTES.

THESE RESULTS WERE CONFIRMED IN A FOLLOW-UP STUDY OF 1,301 SEA CHANGERS FROM THE SAME AREA.

SHEET INDEX

Ph.D. & M.Ed. in
Primary School & Youth in

(PUNDT 2011.30)

[illegible]

CLAYTON BRUNN, LLC

[illegible]STATE OF COLORADO)
ss: ss)

COUNTY OF (U. S. STATE) _____
 THE FORECLOSURE INSTITUTION AND HOMEOWNERS GROUP OF THIS _____
 OF _____
 OF _____
 WHEREAS we are duly and legally SEAL
 BY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

THIS REZONING REQUEST TO

IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR
MOTION #) _____ (DATE) APPROVING THE PUD AND ALL
APPLICABLE EL PASO COUNTY REGULATIONS

STATE OF COLORADO)

COUNTY OF EL PASO) 99
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____
O'CLOCK _____ M THIS _____ DAY OF _____ 20 _____ AD, AND IS DULY RECORDED
AT RECEPTION NO _____ OF THE RECORDS OF EL PASO COUNTY
COLORADO

EL PASO COUNTY CLERK AND RECORDER

ORI

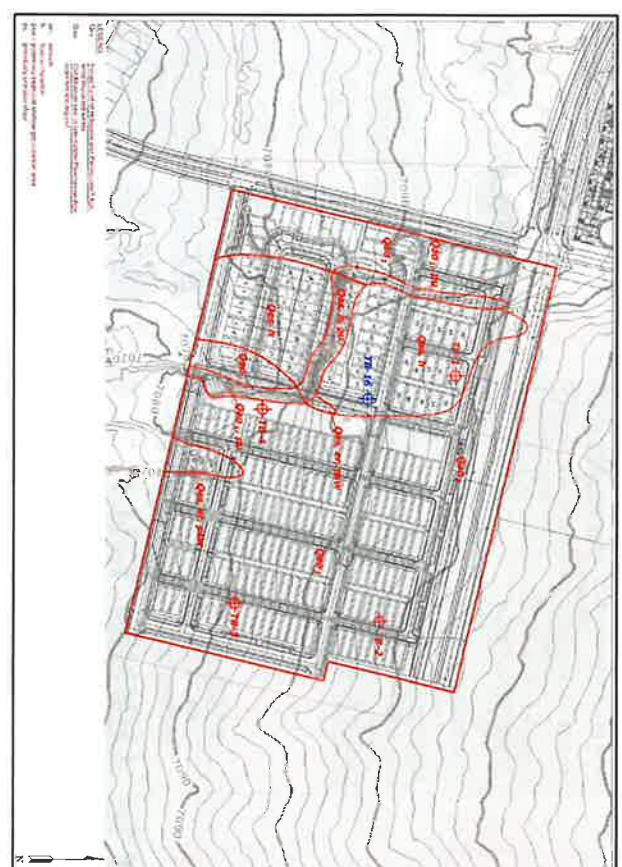
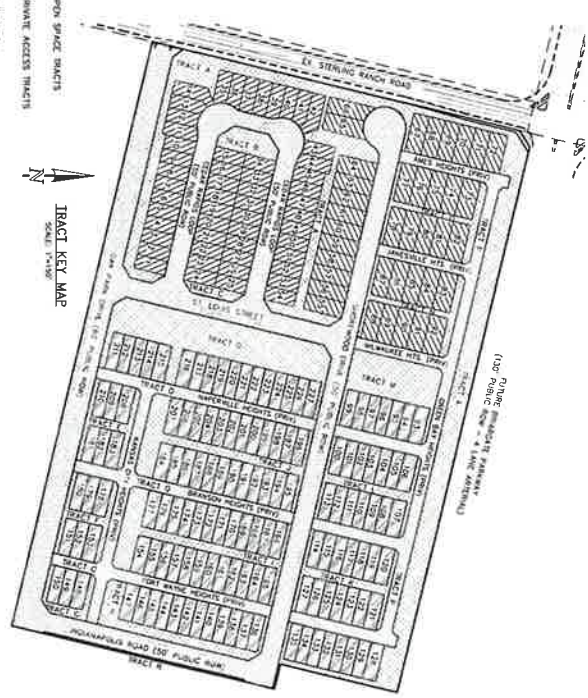
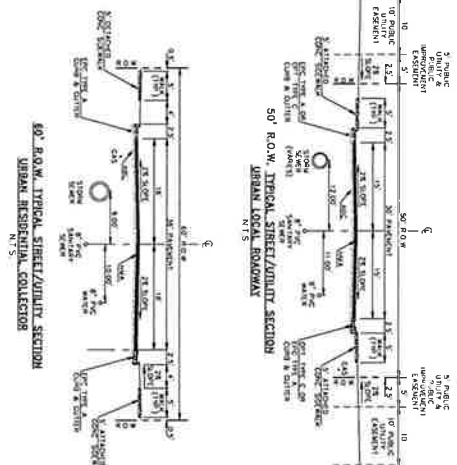
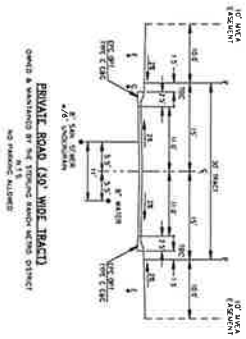
THE
MIND

CONSULTING

100

Technical drawing of a fence section. The drawing shows a cross-section of a fence with vertical slats. Key dimensions and labels include:

- Top Rail:** Labeled "Fence Top Rail 1 1/2\"
- Bottom Rail:** Labeled "Fence Bottom Rail 1 1/2\"
- Slats:** Labeled "2x4 Slats 1/2\"
- Ground:** Labeled "Ground 1/2\"
- Final Fence Color To Be Determined**
- Overall Dimensions:**
 - Height: 6' 0"
 - Width: 74 1/2"



	GEOLOGY/ENGINEERING GEOLOGY MAP STERLING RANCH EAST PHILHARMONY PLAN NO. 3 COLORADO SPRINGS, CO. FOR: CLASSIC SRJ	 ENTECH ENGINEERING, INC. 10000 S. W. 10th Ave. COLORADO SPRINGS, CO. 80901 (303) 555-5555	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 40px;"></td> <td style="width: 50%; height: 40px;"></td> </tr> </table>		

NOTE:

DEADLINE HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE UNACCEPTED FOR CDDO HAZARD: MINOR HAZARD REDUCED TO 10% AND CDDO HAZARD NOT VALID AS AT 27% CDDO; AND CDDO HAZARD NOT VALID AS AT 15, 20, & 31% CDDO. REGULATORY PLAN PENDING.

INTERIM MEETING (ON DATED APRIL 13, 2022 IN THE PRESENCE OF ALL PARTICIPANTS) WILL BE HELD TO DISCUSS AND CONSIDER DRAFTING OF THE CDDO AND CDDO PLANNING AND CONDUCT OF DRAFTING OF DRAFTING.

POTENTIALLY SYSTEM, SPILLAGE, OVERFLOW AND EROSION (LOTS 200-202)

- REGULATORY HAZARD NOTE: CDDO (LOTS 200-202, 200-203, 200-204, 200-205, 200-206, 200-207, 200-208, 200-209, 200-210, 200-211, 200-212, 200-213, 200-214, 200-215, 200-216, 200-217, 200-218, 200-219, 200-220, 200-221, 200-222, 200-223, 200-224, 200-225, 200-226, 200-227, 200-228, 200-229, 200-230, 200-231, 200-232, 200-233, 200-234, 200-235, 200-236, 200-237, 200-238, 200-239, 200-240, 200-241, 200-242, 200-243, 200-244, 200-245, 200-246, 200-247, 200-248, 200-249, 200-250, 200-251, 200-252, 200-253, 200-254, 200-255, 200-256, 200-257, 200-258, 200-259, 200-260, 200-261, 200-262, 200-263, 200-264, 200-265, 200-266, 200-267, 200-268, 200-269, 200-270, 200-271, 200-272, 200-273, 200-274, 200-275, 200-276, 200-277, 200-278, 200-279, 200-280, 200-281, 200-282, 200-283, 200-284, 200-285, 200-286, 200-287, 200-288, 200-289, 200-290, 200-291, 200-292, 200-293, 200-294, 200-295, 200-296, 200-297, 200-298, 200-299, 200-300, 200-301, 200-302, 200-303, 200-304, 200-305, 200-306, 200-307, 200-308, 200-309, 200-310, 200-311, 200-312, 200-313, 200-314, 200-315, 200-316, 200-317, 200-318, 200-319, 200-320, 200-321, 200-322, 200-323, 200-324, 200-325, 200-326, 200-327, 200-328, 200-329, 200-330, 200-331, 200-332, 200-333, 200-334, 200-335, 200-336, 200-337, 200-338, 200-339, 200-340, 200-341, 200-342, 200-343, 200-344, 200-345, 200-346, 200-347, 200-348, 200-349, 200-350, 200-351, 200-352, 200-353, 200-354, 200-355, 200-356, 200-357, 200-358, 200-359, 200-360, 200-361, 200-362, 200-363, 200-364, 200-365, 200-366, 200-367, 200-368, 200-369, 200-370, 200-371, 200-372, 200-373, 200-374, 200-375, 200-376, 200-377, 200-378, 200-379, 200-380, 200-381, 200-382, 200-383, 200-384, 200-385, 200-386, 200-387, 200-388, 200-389, 200-390, 200-391, 200-392, 200-393, 200-394, 200-395, 200-396, 200-397, 200-398, 200-399, 200-400, 200-401, 200-402, 200-403, 200-404, 200-405, 200-406, 200-407, 200-408, 200-409, 200-410, 200-411, 200-412, 200-413, 200-414, 200-415, 200-416, 200-417, 200-418, 200-419, 200-420, 200-421, 200-422, 200-423, 200-424, 200-425, 200-426, 200-427, 200-428, 200-429, 200-430, 200-431, 200-432, 200-433, 200-434, 200-435, 200-436, 200-437, 200-438, 200-439, 200-440, 200-441, 200-442, 200-443, 200-444, 200-445, 200-446, 200-447, 200-448, 200-449, 200-450, 200-451, 200-452, 200-453, 200-454, 200-455, 200-456, 200-457, 200-458, 200-459, 200-460, 200-461, 200-462, 200-463, 200-464, 200-465, 200-466, 200-467, 200-468, 200-469, 200-470, 200-471, 200-472, 200-473, 200-474, 200-475, 200-476, 200-477, 200-478, 200-479, 200-480, 200-481, 200-482, 200-483, 200-484, 200-485, 200-486, 200-487, 200-488, 200-489, 200-490, 200-491, 200-492, 200-493, 200-494, 200-495, 200-496, 200-497, 200-498, 200-499, 200-500, 200-501, 200-502, 200-503, 200-504, 200-505, 200-506, 200-507, 200-508, 200-509, 200-510, 200-511, 200-512, 200-513, 200-514, 200-515, 200-516, 200-517, 200-518, 200-519, 200-520, 200-521, 200-522, 200-523, 200-524, 200-525, 200-526, 200-527, 200-528, 200-529, 200-530, 200-531, 200-532, 200-533, 200-534, 200-535, 200-536, 200-537, 200-538, 200-539, 200-540, 200-541, 200-542, 200-543, 200-544, 200-545, 200-546, 200-547, 200-548, 200-549, 200-550, 200-551, 200-552, 200-553, 200-554, 200-555, 200-556, 200-557, 200-558, 200-559, 200-560, 200-561, 200-562, 200-563, 200-564, 200-565, 200-566, 200-567, 200-568, 200-569, 200-570, 200-571, 200-572, 200-573, 200-574, 200-575, 200-576, 200-577, 200-578, 200-579, 200-580, 200-581, 200-582, 200-583, 200-584, 200-585, 200-586, 200-587, 200-588, 200-589, 200-590, 200-591, 200-592, 200-593, 200-594, 200-595, 200-596, 200-597, 200-598, 200-599, 200-600, 200-601, 200-602, 200-603, 200-604, 200-605, 200-606, 200-607, 200-608, 200-609, 200-610, 200-611, 200-612, 200-613, 200-614, 200-615, 200-616, 200-617, 200-618, 200-619, 200-620, 200-621, 200-622, 200-623, 200-624, 200-625, 200-626, 200-627, 200-628, 200-629, 200-630, 200-



54 LOTS		SINGLE FAMILY DUPLEX PRODUCT (LOTS 1-54)
38 LOTS		SINGLE FAMILY DETACHED W/ ADO OPTION (LOTS 55-92)
125 LOTS		SINGLE-FAMILY PRODUCT (LOTS 93-277) (LOTS 93-277) SINGLE-FAMILY DETACHED W/ ADO OPTION (LOTS 278-545)
		OPEN SPACE MAPS
		PERMIT ACCESS MAPS
		PUBLIC ROW

[illegible][illegible]

CURRENT FILE NO.: PUD SP267
ORIGINAL FILE NO.: PUD SP226

CLASSIC
CONSULTING



CLASSIC
CONSULTING

VILLAGES AT STERLING RANCH

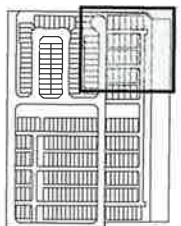
PHASE DEVELOPMENT PLAN & PRELIMINARY P&AN
APPENDIX I

TRACT USE TABLE / GEOLOGICAL MAP

SECTION	DATE	SCALE
SECTION 87	1/25	1" = 20'
SECTION 88	1/25	1" = 20'
SECTION 89	1/25	1" = 20'
SECTION 90	1/25	1" = 20'
SECTION 91	1/25	1" = 20'
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SECTION 93	1/25	1" = 20'
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SECTION 95	1/25	1" = 20'
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SECTION 180	1/25	1" = 20'
SECTION 181	1/25	1" = 20'
SECTION 182	1/25	1" = 20'
SECTION 183	1/25	1" = 20'
SECTION 184	1/25	1" = 20'

TRACT U
OWNER: CLASSIC SELLAND, LLC
FOUR SQUARE AT STERLING RANCH FL
CURRENT ZONING: PUD

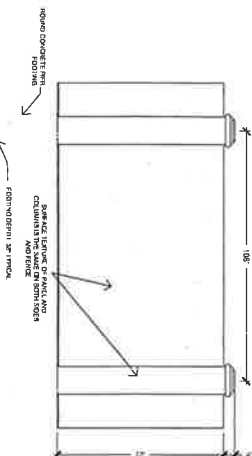
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6SW
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
AMENDMENT 1



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CASE



6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)
SCALE: NOT TO SCALE



CURRENT FILE NO.: PUD SP761
ORIGINAL FILE NO.: PUD SP726
VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
AMENDMENT 1
DRAWN BY: EAS
CHECKED BY: [blank]
DATE: 11/27/2020
SHEET: 4 OF 28
PROJECT NO.: 112328

576.31°J1°E
1424.76'

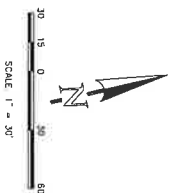


- EXISTING STORM LINE

SHOWS OFF HAVARD ON CO'S



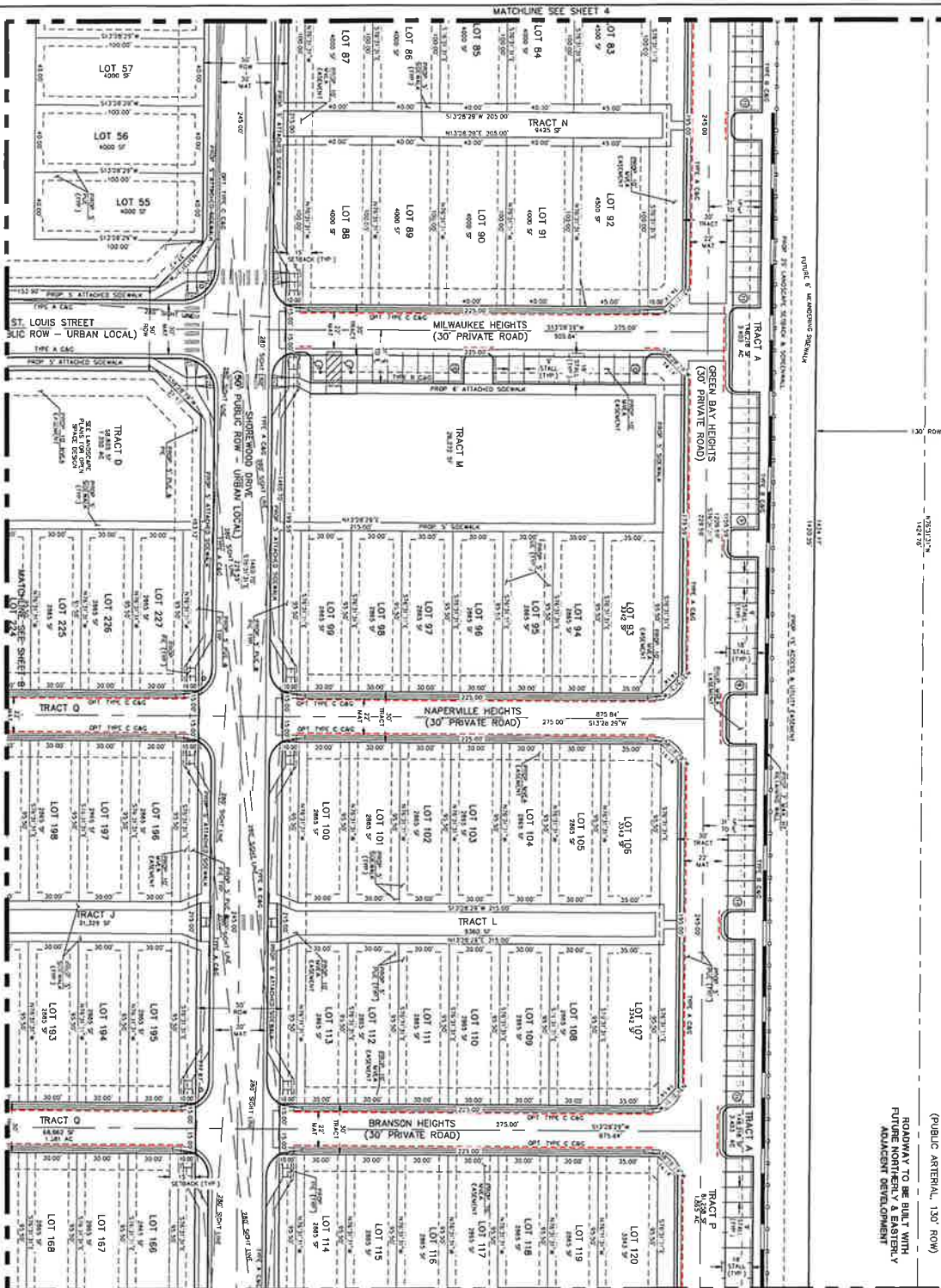
MATCHLINE SEE SHEET 6



CURRENT FILE NO.: PUD SP267
ORIGINAL FILE NO.: PUD SP226

CLASSIC

CURRENT FILE NO.: PUD SP261
ORIGINAL FILE NO.: PUD SP226



UNPLATTED
OWNER: CLASSIC SRN LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: RFS-5

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
AMENDMENT 1

KEY MAP
NOT TO SCALE

BRAGGATE PARKWAY
(PUBLIC ARTERIAL, 100' ROW)
ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

UNPLATTED
FUTURE BRAGGATE PARKWAY
RIGHT OF WAY

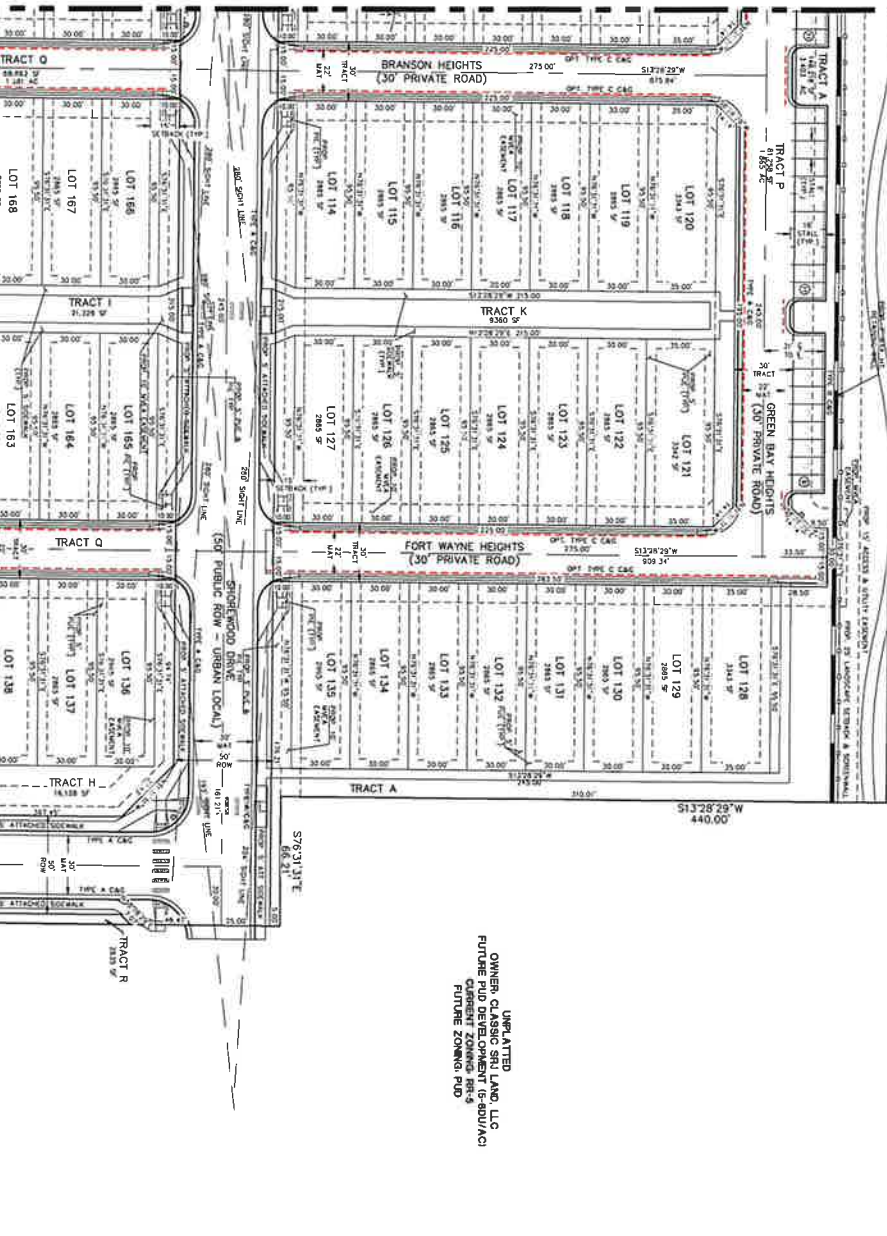
- LEGEND
- BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT SETBACK LINE
 - LINE OF SIGHT
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM LINE

NO PARKING ALONG CURB
WHEN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CON.

MATCHLINE SEE SHEET 5

UNPLATTED
OWNER: CLASSIC SRN LAND, LLC
FUTURE PUD DEVELOPMENT (S-BU/LAC)
CURRENT ZONING: RFS-5
FUTURE ZONING: PUD

SCALE 1" = 30'



CLASSIC CONSULTING

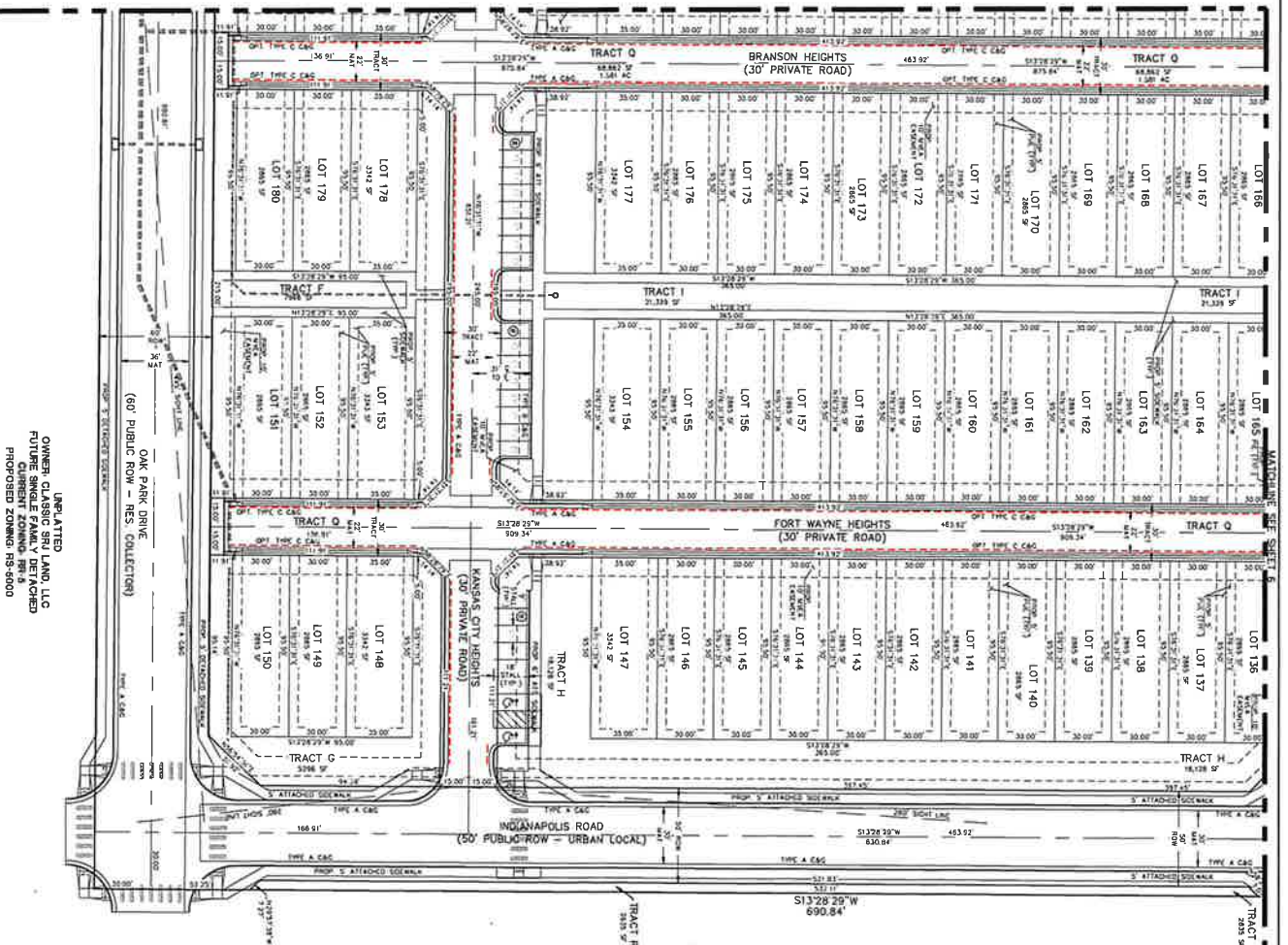
WILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
AMENDMENT 1

CURRENT FILE NO.: PUD SP261
ORIGINAL FILE NO.: PUD SP228

DESIGNED BY: EAS SCALE DATE: 11/27/2020
DRAWN BY: EAS DATE: 11/27/2020
CHECKED BY: (V) S. N/A L&P NO. 1133.20

11/27/2020
11/27/2020
11/27/2020

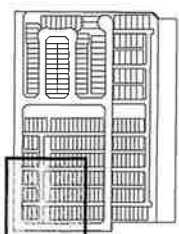
MATCHLINE SEE SHEET B



UNPLATTED
OWNER: CLASSIC SRU LAND, LLC
FUTURE SINGLE FAMILY DETACHED
RESIDENTIAL ZONING: RS-6000
PROPOSED ZONING: RS-6000

UNPLATTED
OWNER: CLASSIC SRU LAND, LLC
FUTURE PUD DEVELOPMENT (PUD/UAO)
CURRENT ZONING: RS-6
FUTURE ZONING: PUD

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
AMENDMENT 1

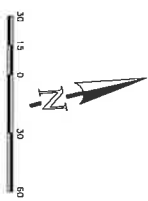


LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASIMENT - EREDA LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STONE LINE



NO PARKING ALONG CURB
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS



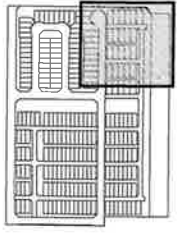
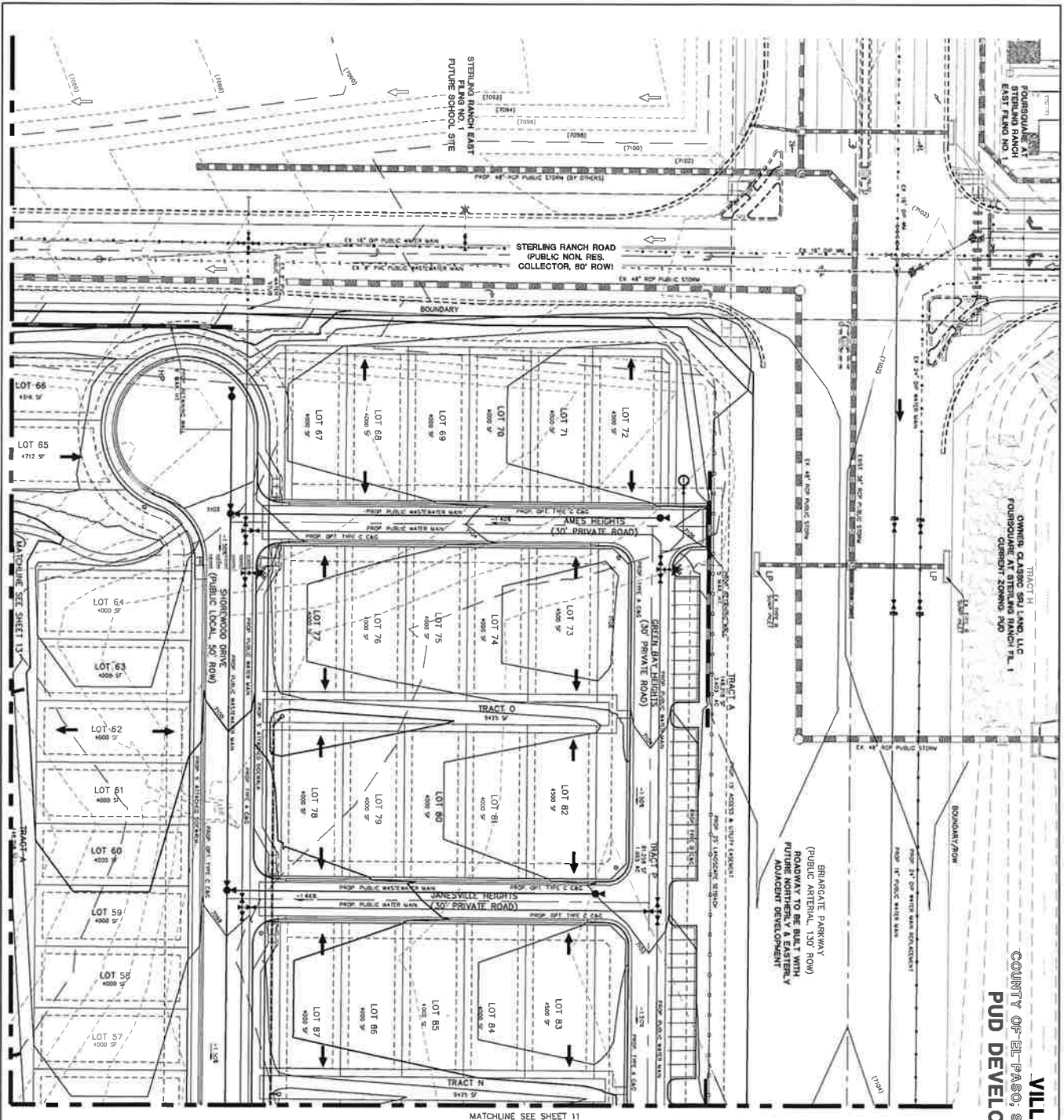
CLASSIC CONSULTING

CURRENT FILE NO.: PUD SP261
ORIGINAL FILE NO.: PUD SP228
VILLAGES AT STERLING RANCH

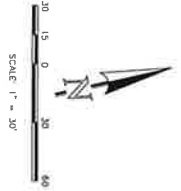
DESIGNED BY	DATE	SCALE
ELK	11/27/2021	1" = 30'

DATE	BY	SCALE
11/27/2021	ELK	1" = 30'
11/27/2021	ELK	1" = 30'
11/27/2021	ELK	1" = 30'

VILLAGES AT STERLING RANCH COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 9SW PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



- LEGEND**
- (6770) EXISTING CONTOUR
 - 5770 IMPROVED CONTOUR
 - BOUNDARY/PLUMB LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - HP
 - LP



CLASSIC CONSULTING

PRELIMINARY GRADING AND UTILITY PLAN

AMENDMENT 1

DESIGNED BY: C&S
CHECKED BY: C&S
DATE: 11/27/22
SCALE: 1" = 20'

CURRENT FILE NO.: PUD SP261
ORIGINAL FILE NO.: PUD SP258

VILLAGES AT STERLING RANCH

11/27/22