

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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10/29/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on **11/12/2024**. Details for the project are listed below.

PCD File No.: SKP241, Sterling Ranch Sketch Plan 4th Amendment

Project Description: Amended Sketch Plan affecting 166 acres of the total 1,444 acres, located east of Sterling Ranch Road, south of Briargate Blvd and east of the channel. 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

Applicant/Representative:

N.E.S. INC c/o ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

Tax ID/Parcel Nos.: 5200000553, 5200000573 and 5200000363

Location of Project: East of Sterling Ranch Road, south of Briargate Blvd, and east of the channel.

Zoning District: RR-5 (Residential Rural)

Land Size: 166 acres.

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/200106>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,



Kari Parsons – Principal Planner
El Paso County Planning & Community Development
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NOTICE OF ADMINISTRATIVE DETERMINATION

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	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: SKP241</p> <p>PARCEL NOS.: 5200000553, 5200000573 and 5200000363</p> <p>OWNER: CLASSIC SRJ LAND LLC</p> <p>ADDRESS: Unaddressed, see map.</p>	