

**EL PASO COUNTY**  
  
**COLORADO**

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

**O:** 719-520-6300  
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Colorado Springs, CO 80910

**Board of County Commissioners**

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10/14/2024

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.:** 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>

If you have questions/concerns regarding the proposal, please contact me using the information below.


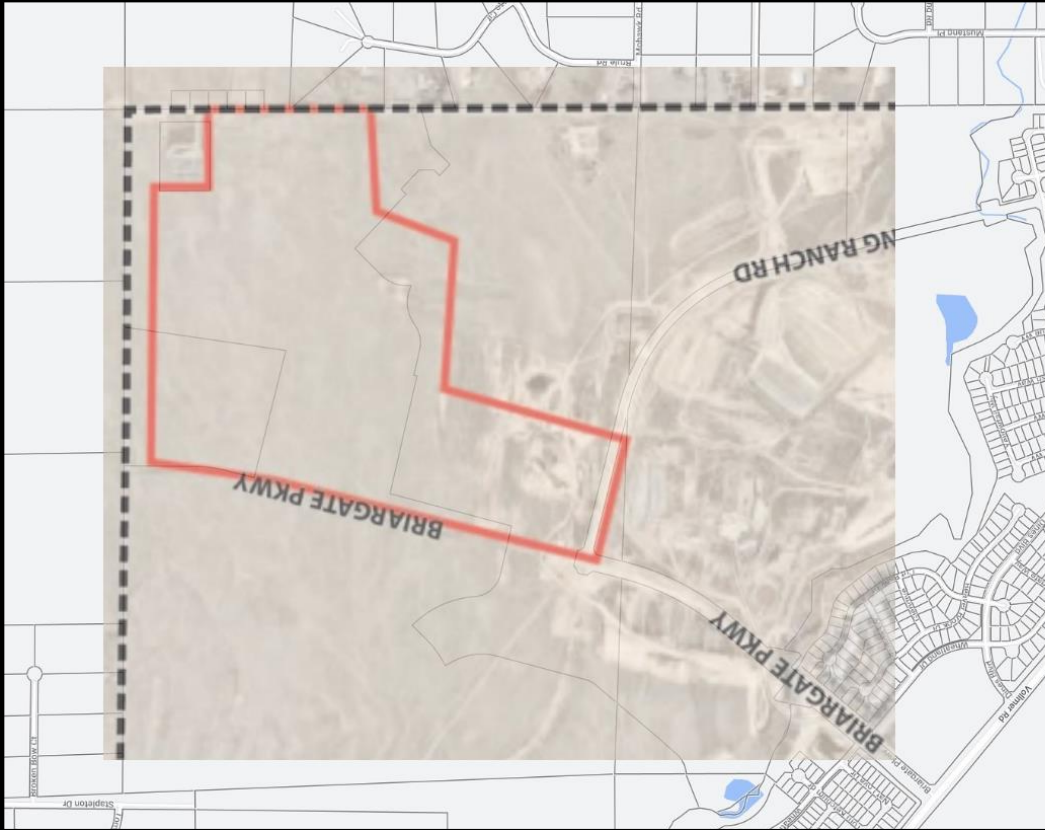
Respectfully,



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