



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

JUL 7 2025
Jim

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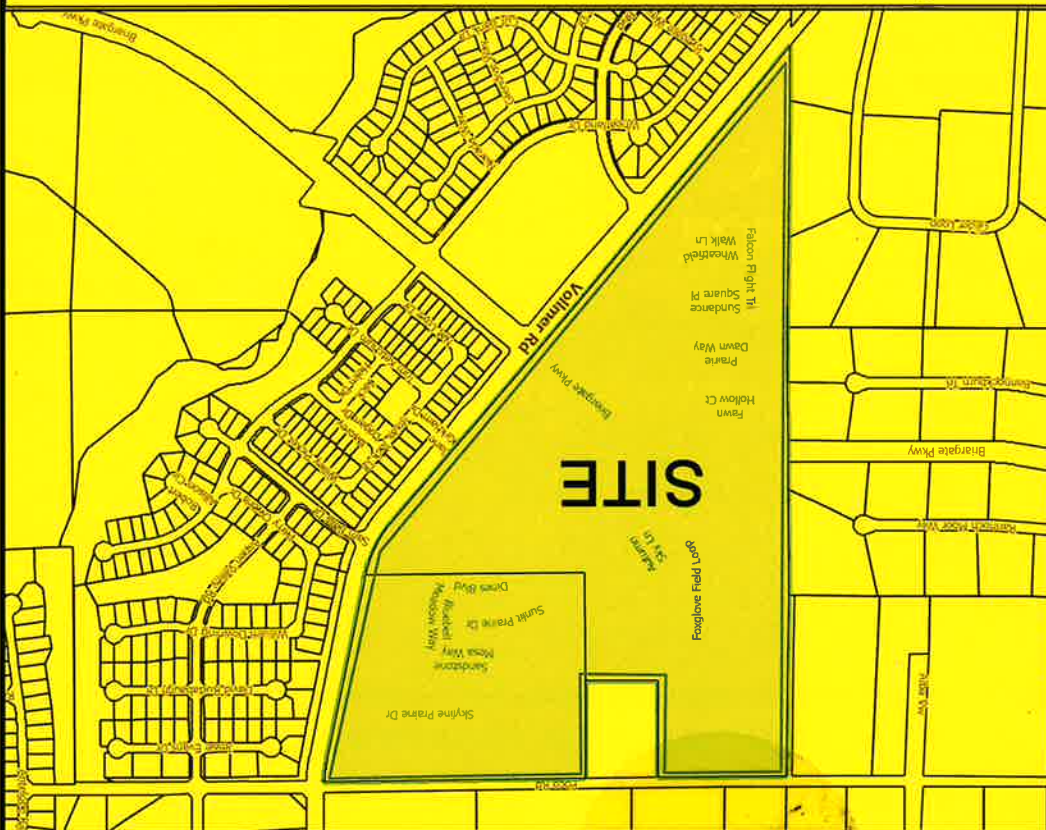
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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907



EL PASO COUNTY
PARCEL INFORMATION

FILE NO.:
SF2520

PARCEL NO.:
5228000024 &
5228000025

OWNER:
Classic SRY Land LLC

ADDRESS:
Poco Rd & Vollmer Road

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

June 23, 2025

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 July 7, 2025. Details for the project are listed below.

PCD File No.: SF2520, Retreat at Prairie Ridge Filing No. 3 Final Plat

Project Description: Request for administrative approval of the Final Plat for 6 lots on 17.02 acres within the RR-2.5 zone district for Retreat at Prairie Ridge Filing No. 3. 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 Drive
Colorado Springs, CO 80919
(719) 592-9333

Applicant/Representative:

N.E.S Inc.
619 N. Cascade Ave, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Tax ID/Parcel No.: 5228000024 & 5228000025

Location of Project: Poco Rd and Vollmer Road

Zoning District: RR-2.5 (Residential Rural)

Land Size: 17.02 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/203712>

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