



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

DENVER CO 802

25 JUL 2025

FIRST-CLASS



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ENGLEWOOD, CO 80111-2813

NOTICE OF ADMINIS

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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

ADDRESS: Poco Rd & Vollmer Road

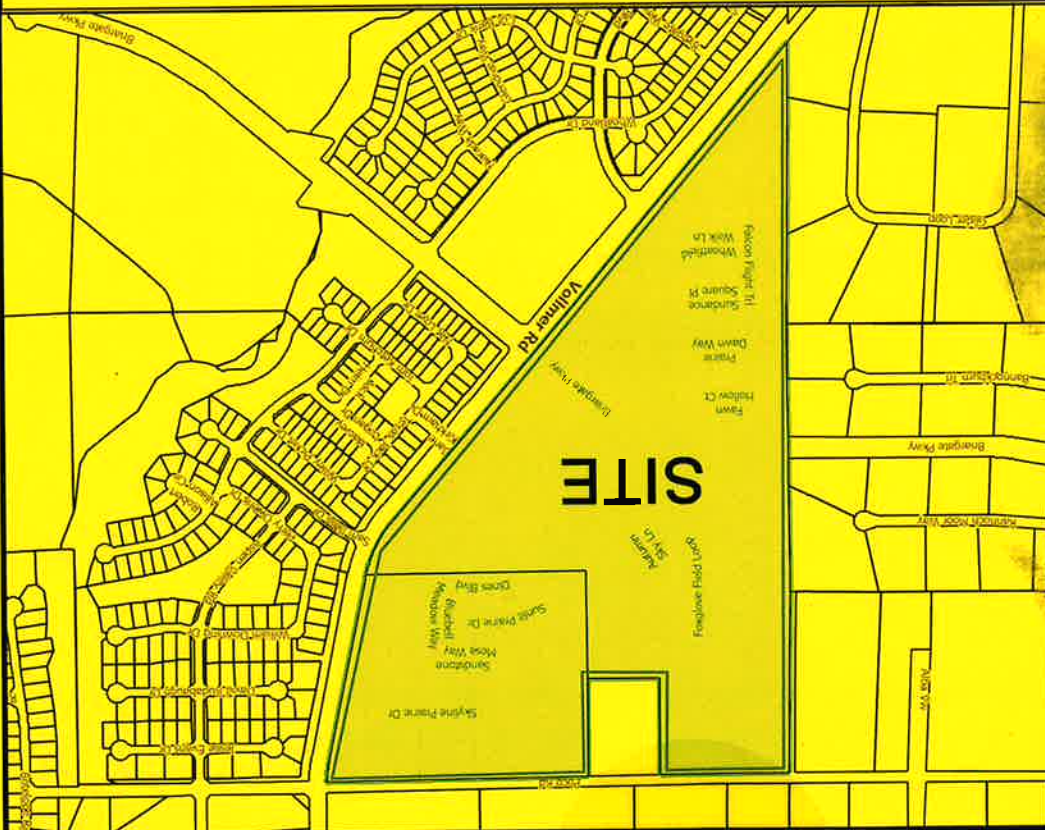
OWNER: Classic SRY Land LLC

PARCEL NO.: 5228000024 & 5228000025

FILE NO.: SF2520

EL PASO COUNTY  
PARCEL INFORMATION

SITE



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