

NOTICE OF PUBLIC HEARING(S)

Copy MAILED 5/17/21 EK

This notice provides options to access the Board of Adjustment hearing on the following Quasi-Judicial land use matter. The item is scheduled for the **June 9, 2021** Board of Adjustment hearing beginning at **9:00 am. in the Centennial Hall hearing room located at 200 S. Cascade Ave., Colorado Springs, Colorado 80903.**

**BOA-21-003**

**RIVAS**

**DIMENSIONAL VARIANCE  
SPACE VILLAGE FILING NO. 2 SUBDIVISION**

A request by Space Village Retail, LLC, for approval of a dimensional variance to allow:

1. One (1) freestanding sign with an area of 118.85 square feet where 40 square feet is allowed.
2. One freestanding sign thirty-two (32) feet in height where thirty (30) feet is the maximum height allowed.
3. A second freestanding sign thirty (30) square feet in area where only one (1) freestanding sign is allowed.

The 1.97-acre property is within the C-1 (Commercial Obsolete) zoning district and is subject to the CAD-O (Commercial Airport District Overlay). The property is located at the southeast corner of the Space Village Avenue and Peterson Boulevard intersection and is within Section 17, Township 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54170-01-001, 54170-01-007, 54170-01-008, and 54170-01-009) (Commissioner District 4)

**Type of Hearing: Quasi-Judicial**

**Planner: Mercedes Rivas (Mercedesrivas@elpasoco.com)**

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. Here are the ways you can participate in quasi-judicial land-use items coming up before the Board of Adjustment:

**Watch the Live Hearings Remotely**

If you are interested in watching the Board of Adjustment hearing live, please go to <https://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/ElPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

**Participate Remotely**

Due to COVID-19, we are recommending that you participate in the hearing remotely. If you would like to provide testimony on a land use item being heard by the Board of Adjustment, then please email Elena Krebs at [Elenakrebs@elpasoco.com](mailto:Elenakrebs@elpasoco.com) with your name and the best phone number where you can be reached and include any documents you would like provided to the hearing body as part of the official record.

**NOTE: New exhibits are not permitted the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to the above listed hearing.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body.

**Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)**

- In-person attendance at Board of Adjustment hearings is permitted, but it is highly discouraged
- Strict social/physical distancing must be maintained if you arrive to present or testify in person
- You must be separated by at least two chairs and one row of seating in the auditorium
- Please pay special attention to any communication you receive regarding the time your item will be heard

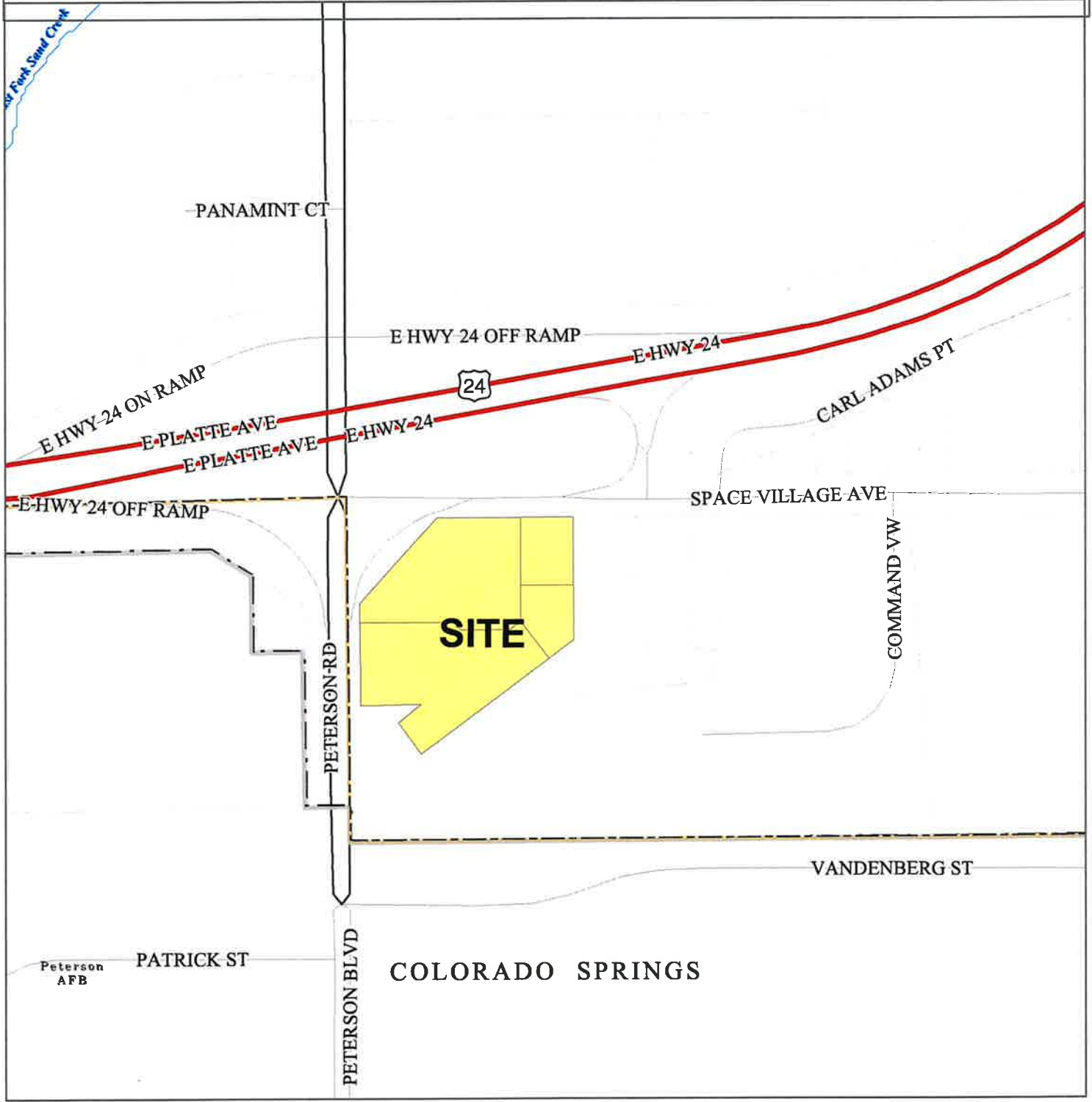
# El Paso County Parcel Information

PARCE	NAME
5417001	SPACE VILLAGE RETAIL LL
5417001	SPACE VILLAGE RETAIL LL
5417001	SPACE VILLAGE RETAIL LL
5417001	LAFAYETTE SPACE VILLAG

File Name: BOA-21-003

Zone Map No. --

Date: May 12, 2021



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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5417001003  
RAI MANAGEMENT INCORPORATED  
165 FLANDERS RD  
WESTBOROUGH, MA 01581

5417001004  
COLO MILITARY ACADEMY BLDG CORP  
360 COMMAND VIEW  
COLORADO SPRINGS, CO 80915

5407400111  
PHA STORES INC  
520 PETERSON RD  
COLORADO SPRINGS, CO 80915

5408000052  
JH INVESTMENT INC  
605 PETERSON RD  
COLORADO SPRINGS, CO 80915

5417001008  
LAFAYETTE SPACE VILLAGE RETAIL LL  
755 N LAFAYETTE ST  
DENVER, CO 80218

5418000048  
COLORADO SPRINGS CITY OF  
PO BOX 1103  
COLORADO SPRINGS, CO 80901

5417001002  
SPACE VILLAGE RETAIL LLC  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903

5408007003  
MARATHON HOLDINGS LLP  
4779 N ACADEMY BLVD  
COLORADO SPRINGS, CO 80918

5417000020  
HEM HOTELS LLC  
9230 GINGERHILL CT  
COLORADO SPRINGS, CO 80920