

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

DENVER, CO, 802

31 JUL 2024 PM 5 L

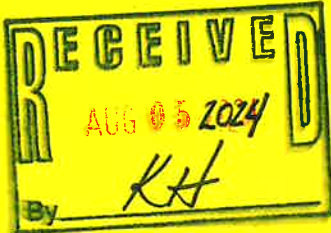
FIRST CLASS



US POSTAGE IM PITNEY BOWES

ZIP 80910 \$ 000.690
02 7H
0001332609 JUL 30 2024

4307204038
PHILLIPS SHANNON MICHAEL
7237 MAYBECK VW
PEYTON, CO 80831



NOTICE OF P

808 NFE 1 52310002/02/24
FORWARD TIME EXP RTN TO SEND
PHILLIPS SHANNON M
8878 ANTELOPE RUN CIR APT 208
COLORADO SPGS CO 80924-8522

RETURN TO SENDER

INT

80924-8522

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SP232

PARCEL NOS.: 430700001 and 4307200015

OWNER NAME: FALCON FIELD LLC

ADDRESS: Unaddressed, see map.

Copyright 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used in preparing derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

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

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

O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, Aug. 15, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, Sept. 12, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBER: SP232

HOWSER

PRELIMINARY PLAN THE COMMONS AT FALCON FIELD

A request by Falcon Field, LLC, for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the south side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24. (Parcel Nos. 4307000001 and 4307200015) (Commissioner District No. 2)

Planner: RyanHowser@elpasoco.com

Type of Hearing: Quasi-Judicial

If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or PCDhearings@elpasoco.com.

Watch The Live PC or BOCC Hearings

Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

Participate Remotely in PC or BOCC Hearings

If you wish to speak during the hearing, please email PCDhearings@elpasoco.com with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/181676> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 7/30/2024.