

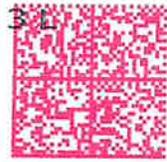
EL PASO COUNTY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910

DENVER CO 802

19 APR 2021

FIRST-CLASS



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MAILED FROM ZI

7124202234  
WOODMOOR PARK HOMEOWNERS  
1975 RESEARCH PKWY STE 320  
COLORADO SPRINGS, CO 80920



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CO SPRINGFIELD  
80910

NIXIE 828 SC 1 7205/  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
RC: 80910314835 \*2278-05785-



## NOTICE OF PUBLIC HEARING(S)

This notice provides options to access to the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land use matter. **The item is scheduled for the Thursday, May 6, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, May 25, 2021 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

SP-20-002

RUIZ

### PRELIMINARY PLAN CLOVERLEAF

A request by PT Cloverleaf, LLC, for approval of a preliminary plan to create 144 single-family residential lots and 12 tracts, totaling 6.186 acres, for the purpose of providing open space and stormwater detention. The 38.782-acre property is zoned RS-20000 (Residential Suburban) and RS-5000 (Residential Suburban) and is located immediately north of Higby Road and east of Jackson Creek Parkway and is within Sections 23 and 24, Township 11, Range 67 West of the 6th P.M. (Parcel Nos. 71231-02-048, 71242-02-240, 71231-03-007, 71231-020-47, 71231-02-050, 71242-02-239, 71242-02-236, 71242-02-238) (Commissioner District No. 1)

**Type of Hearing: Quasi-Judicial**

**Planner: Nina Ruiz (ninaruiz@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 Planning Commission and the Board of County Commissioners:

#### Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' 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 an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at [ElenaKrebs@elpasoco.com](mailto:ElenaKrebs@elpasoco.com) with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to each of the above listed hearings.**

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 you'd like to testify on 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 Planning Commission and Board of County Commissioner 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

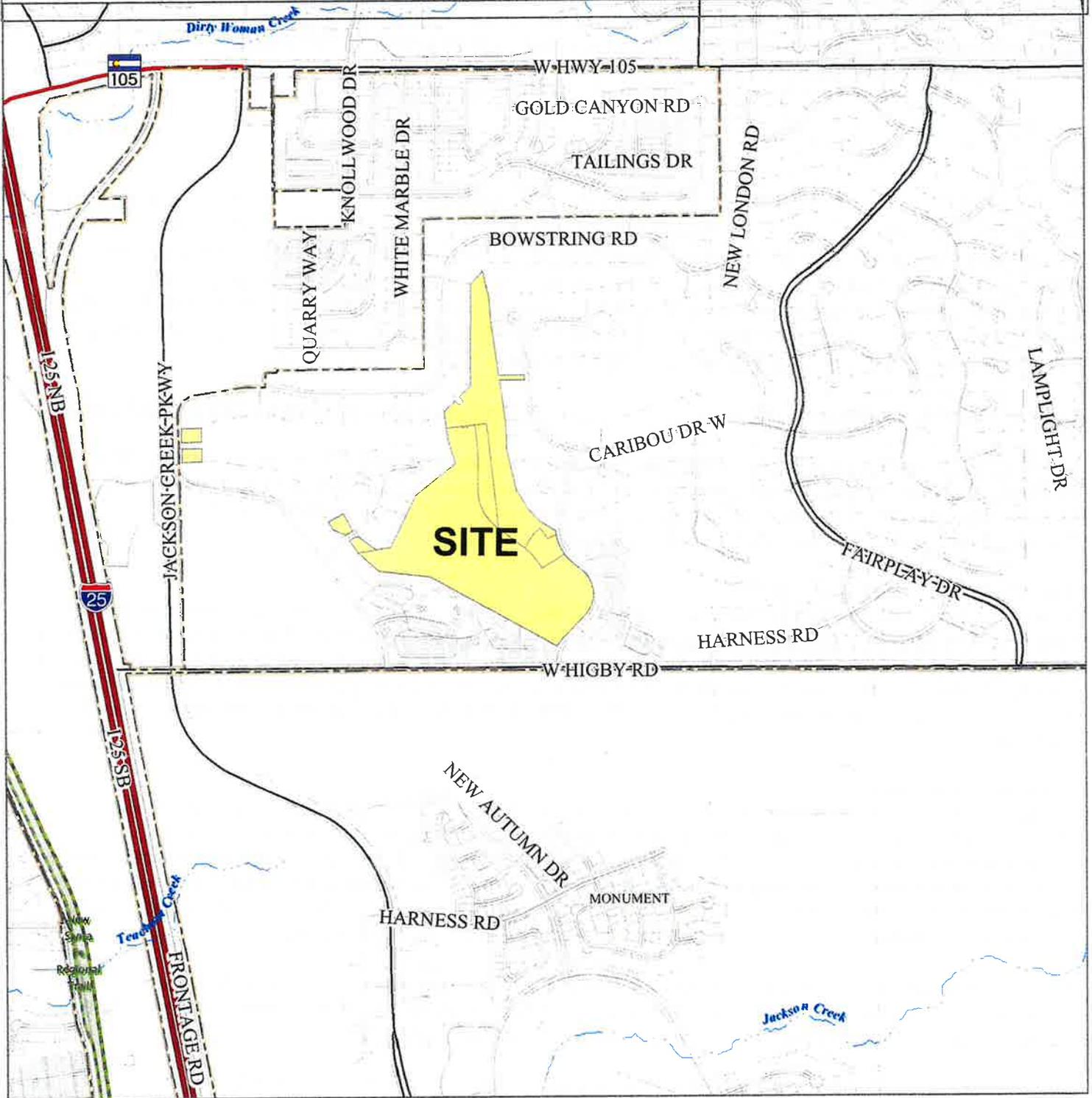
# El Paso County Parcel Information

File Name:

Zone Map No.

Date:

PARCE	NAME
7124202	PT CLOVERLEAF LLC
7124202	PT CLOVERLEAF LLC
7123103	PT CLOVERLEAF LLC
7123102	PT CLOVERLEAF LLC
7124202	WOSC LLC
7124202	PT CLOVERLEAF LLC



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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