

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/EIPasoCountyCO/> 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 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

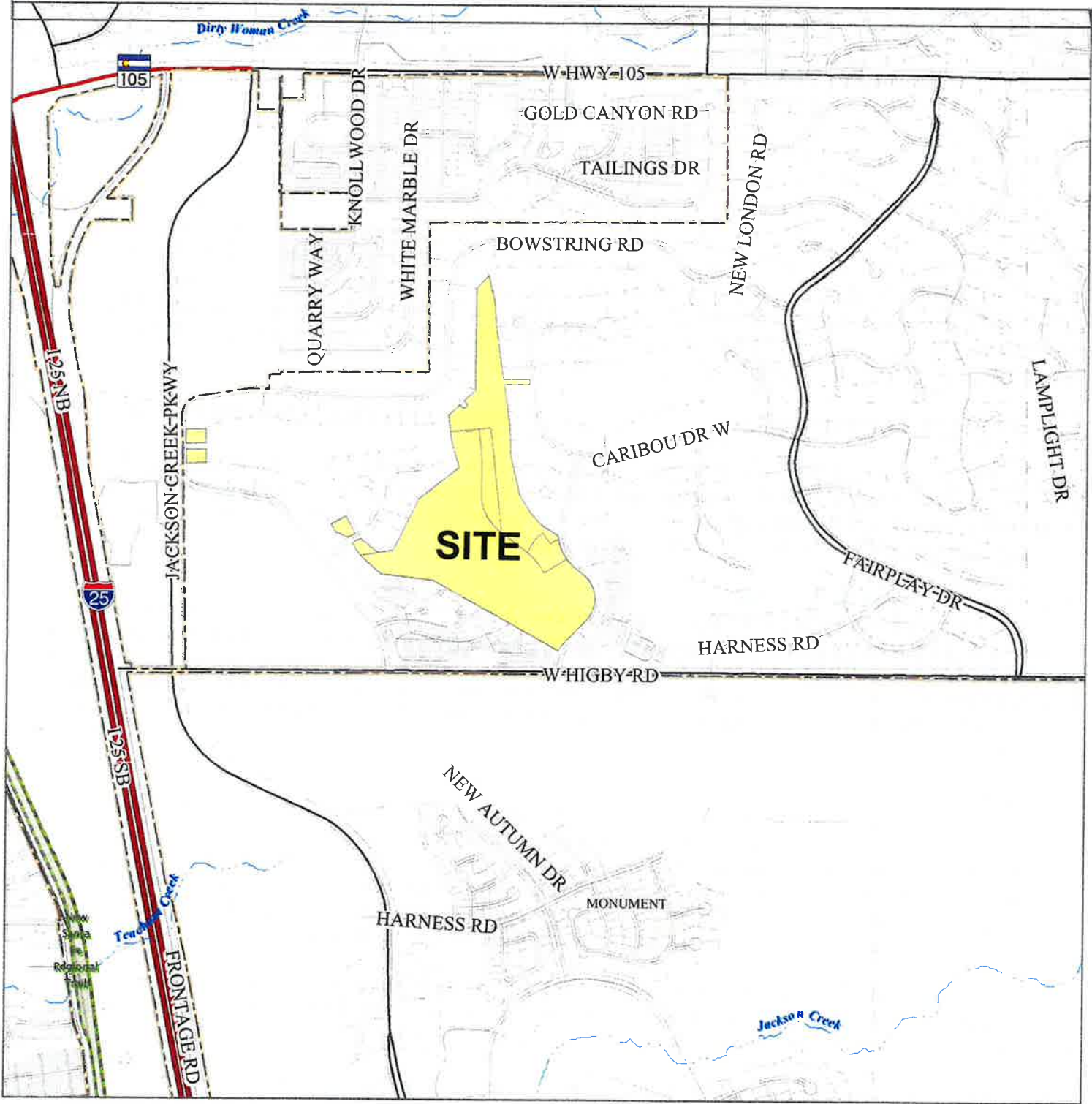
El Paso County Parcel Information

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

File Name:

Zone Map No.

Date:



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



COPYRIGHT 2018 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 to prepare 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.

PASO COUNTY

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

DENVER CO 802
DENVER CO 802
19 APR 2021 PM 3:11
23 APR 2021 PM 8:11

FIRST-CLASS



*** PITNEY BOWES ***
US POSTAGE
02 7H \$ 000.51⁰
0001332609 APR 16 2021
MAILED FROM ZIP CODE 80910

7124204149
WOODMOOR PARK HOMEOWNERS
ASSN INC
10 N MEADE AVE
COLORADO SPRINGS, CO 80909

R T S

NIXIE 808 7E 1 7204/30/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 80910314835 *2278-03651-19-47

.. 9486921468119426



