

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, August 18, 2022 Planning Commission beginning at 9:00 a.m. located in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs and the Tuesday, September 6, 2022 Board of County Commissioners' hearing beginning at 1:00 p.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

P-22-007

BAGLEY

MAP AMENDMENT (REZONE) TERRA RIDGE NORTH

A request by Phillip S. and Jennifer Miles for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 39.72-acre property is located at the southeast corner of the intersection of Otero Avenue and Old Ranch Road, approximately three quarters of a mile south of the intersection of Black Forest Road and Hodgen Road and within Section 29, Township 11 South, Range 65 West of the 6th P.M. (Parcel Nos.51293-00-002) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: Kylie Bagley (KylieBagley@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. You are welcome to appear in person at the hearing or attend the hearing remotely.

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://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's 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

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email PCDhearings@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 PCDhearings no later than one day prior to each of the above listed hearings. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.

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, 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.

Please <https://epcdevplanreview.com/Public/ProjectDetails/181821> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

PARCEL	NAME
5129300002	MILES PHILLIP SHAY

File Name:

Zone Map No.:

ADDRESS	CITY	STATE
15630 FOX CREEK LN	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80908	6121

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



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EL PASO  **COUNTY**
COLORADO

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
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KevinMastin@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

July 27, 2022

Shoppers Press, Inc.
120 East Ohio
Fountain, Colorado 80817

Attention: Legal Notices Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish one (1) original affidavit of this publication item to the Planning and Community Development Department.

If you have questions or need to check something in the notice, please call 520-6304.

Sincerely,

Kari Parsons

Kari Parsons, Senior Planner

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE August 24, 2022

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

EXHIBIT A

Lots 5 and 6 in Terra Ridge Filing No. 1, County of El Paso, State of Colorado and a portion of the Southwest Quarter of Section 29, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence S89°46'29"E along the South line of Whispering Hills Estates as recorded in Plat Book Z-2 at Page 2 of said county records, 1407.75 feet to the Southeast corner thereof; thence N00°58'34"E, 1327.96 feet to the Northeast corner thereof; thence S89°47'26"E, 1245.16 feet to the Northeast corner of said Southwest Quarter, said Northeast corner also being on the West line of Wildwood Village Unit 3 as recorded in Plat Book H-3 at Page 57 of said county records; thence S00°59'16"W along the East line of said Southwest Quarter and the West Line of said Wildwood Village Unit 3 and Wildwood Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1366.91 feet; thence N89°46'29"W, 945.48 feet; thence N00°58'34"E, 8.50 feet; thence N89°46'29"W, 1708.14 feet to a point on the west line of said Southwest Quarter; thence N00°58'34"E, 30.00 feet to the point of beginning, County of El Paso, State of Colorado., said described tract contains 52.63 Acres +/-

5129301004
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BARR RHONDA LYN
6915 MONTY PL
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5129302003
DAVIS MARK K
15565 TERRA RIDGE CIR
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6835 MONTY PL
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5129005003
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SIOUX FALLS, SD 57103

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5129004013
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16116 RIDGE RUN DR
COLORADO SPRINGS, CO 80908

5129302001
MIKUSKA ERIC
15645 TERRA RIDGE CIR
COLORADO SPRINGS, CO 80908

5129004011
OBERHAUS ROY
16045 RIDGE RUN DR
COLORADO SPRINGS, CO 80908

5130000003
PRI #2 LLC
2138 FLYING HORSE CLUB DR
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5129302002
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15605 TERRA RIDGE CIR
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5129004012
TEMMER FAMILY TRUST
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