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El Paso County Planning & Community Development

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Board of County Commissioners

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Carrie Geitner, District 2
Stan VanderWerf, District 3
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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, July 18, 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, August 8, 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: VR2314

HOWSER

VACATION AND REPLAT THE SHOPS AT MERIDIAN RANCH FILING NO. 2

A request by Hunjan Gas Stations, LLC and Shops at Meridian Ranch, LLC for approval of a 2.43-acre Vacation and Replat creating 2 commercial lots from 1 commercial lot, resulting in a net increase of 1 commercial lot. The property is zoned CR (Commercial Regional) and is located at 11830 Stapleton Drive, at the northeast corner of the intersection of Stapleton Drive and Meridian Road (Parcel Nos. 4230319055 and 4230319056) (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/185246> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 6/28/2024.

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NOTICE OF PUBLIC HEARING

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: VR2314</p> <p>PARCEL NOS.: 4230319055 & 4230319056</p> <p>OWNER NAME: SHOPS AT MERIDIAN RANCH LLC & HUNJAN GAS STATIONS LLC</p> <p>LOCATION: 11830 STAPLETON DR & 11810 STAPLETON DR</p>	<p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p> <p>EL PASO COUNTY COLORADO PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIR. SUITE 110 COLORADO SPRINGS, CO 80910</p>
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