

NOTICE OF PUBLIC HEARING(S)

*Mailed/Copied
4/20/22 KH*

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 5, 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, May 17, 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.**

PUDSP-21-011

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
COTTAGES AT MESA RIDGE**

A request by CSJ No. 1, LLC, for approval of a map amendment (rezoning) from the RS-6000 (Residential Suburban) to the Cottages at Mesa Ridge PUD (Planned Unit Development) and approval of a preliminary plan for 122 two-family dwelling units (61 structures). The 10.22-acre property is located on the west side of Powers Boulevard, and west of the intersection of Powers Boulevard and Mesa Ridge Parkway, and is within Sections 28 and 29, Township 15 South, Range 65 West of the 6th P.M. (Tax Schedule No. 55291-00-006) (Commissioner District No. 4)

Type of Hearing: Quasi-Judicial

Planner: Kari Parsons (KariParsons@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 at 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. 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. **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.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/175160> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: PUDSP-21-011

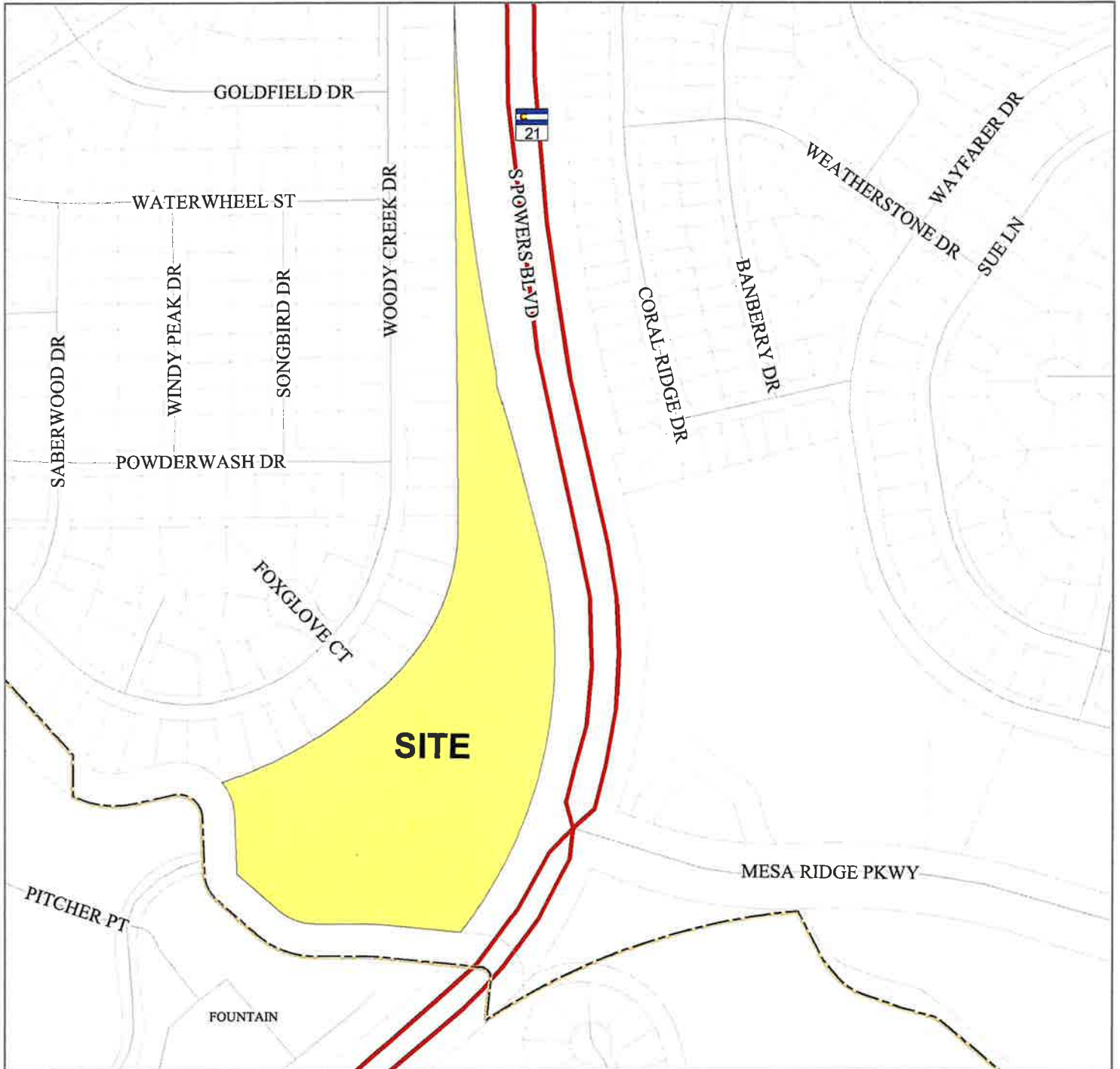
PARCEL	NAME
5529100006	CSJ NO 1 LLC

Zone Map No.: --

ADDRESS	CITY	STATE
111 S TEJON ST STE #222	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	2246

Date: April 18, 2022



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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5528200005
GLEN INVESTMENT GROUP NO II LLC
3 WIDEFIELD BLVD
COLORADO SPRINGS, CO 80911

5529105007
BELCHER RONALD F
112 MAGNOLIA CIR
ENTERPRISE, AL 36330

5521301056
ALLEN RENAE
120 GREY FAWN TRL
MADISON, AL 35757

5529118002
MESA RIDGE NO 2 LLC
111 S TEJON ST STE 222
COLORADO SPRINGS, CO 80903

5520416036
BUCKNEBERG KATHERINE J
1100 WASHINGTON ST
CENTERVILLE, SD 57014

5520416043
HARDER HELMUT &
3402 TANGLEWOOD LN
PLS VRDS EST, CA 90274

5529105009
CUPP MICHAEL J
4842 AUSTIN RD
GUNPOWDER, MD 21010

5521301058
HASKIN NICHOLAS
6410 WHITEHALL DR
FAYETTEVILLE, NC 28303

5520416027
OLSON OSCAR A
7215 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5520416028
MCCORMICK NANCY J
7225 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5520416029
HARSCH GREGORY L
7235 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5520416030
OSBURN MICHAEL L
7245 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301052
VAN OMMEN DANNY L
7254 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416031
ARNOLD SASCHA MIKEL
7255 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301053
BUFKIN HOWARD E III
7260 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416032
HUFF KEVIN W
7265 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301054
JOHNSON HARRY G JR
7266 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301055
COLLINS ARIEL R
7272 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416033
HERNANDEZ MARIO
7275 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301057
AGUIRRE-FERNANDEZ MICHELL
7284 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416034
CRUTCHFIELD DAVID L
7285 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5520416035
L3E LIVING TRUST
7295 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301059
SINKO JOHN A
7296 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301060
MEYER DANIEL J
7302 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301061
HOFFMEYER ANTHONY ALLAN JR
7308 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301062
HARVELL KEVIN A
7314 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301063
GUERRERO THOMAS
7320 CORAL RIDGE DR
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5520416037
HOWARD KYLE F
7325 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301064
DEARDORFF ANDREW
7326 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301065
CRUZ ANNA LISSA S
7332 CORAL RIDGE DR
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5520416038
ROBINSON JACOB A
7335 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301066
HALE BRYAN
7338 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301067
STAFFA CHRISTOPHER
7344 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416039
WATZKA PATRICIA C
7345 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301068
BILBO ETHAN
7350 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416040
JONES RENE RAE
7355 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301069
WILLIAMS ULYSSES L
7356 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5521301070
MITCHELL HENRY D
7362 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416041
RUEGG AMANDA E
7365 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5521301071
BOXLEY DAVID W
7368 CORAL RIDGE DR
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5521301072
BENZINGER RONALD L
7374 CORAL RIDGE DR
COLORADO SPRINGS, CO 80925

5520416042
CRESPO MARK
7375 WOODY CREEK DR
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5521301073
TURNER TRAPPER J
7380 CORAL RIDGE DR
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5520416044
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7395 WOODY CREEK DR
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5529105001
BLASZKOWIAK THOMAS E
7405 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105002
MACEDO ROBERTO JAVIER
7415 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105003
ALLEN TAHLIA
7425 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105004
ALLEN LOUISE L
7435 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105005
GONZALES ALEX T JR
7445 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105006
MARTINEZ JUAN HERNANDEZ
7455 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105008
GIERLING DAVID L JR
7475 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105010
BLAKE BRIAN E
7495 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105011
BROWN JASON
7505 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5529105012
LOCONTE JUSTIN
7515 WOODY CREEK DR
COLORADO SPRINGS, CO 80911

5528210008
RENFRO NATHANAEL JAMES
7710 WHIPPLE PL
FOUNTAIN, CO 80817

5528210007
GHIGLIOTTI WALDEMAR LINARES
7722 WHIPPLE PL
FOUNTAIN, CO 80817

5528210009
ENRIQUEZ ROSE VALIRIE C
7723 WHIPPLE PL
FOUNTAIN, CO 80817

5529117001
MESA RIDGE NO 1 LLLP
7765 PITCHER RD
FOUNTAIN, CO 80817

5521301074
KRAUSS ALLEN E
8236 RYEGATE WAY
COLORADO SPRINGS, CO 80908

5520427011
WIDEFIELD WATER &
8495 FONTAINE BLVD
COLORADO SPRINGS, CO 80925

5528210016
MESA RIDGE METRO DISTRICT NO 1
8390 E CRESCENT PKWY STE 600
ENGLEWOOD, CO 80111

5529105013
SIMPSON PETER J
13611 E 104TH AVE STE 800 PMB180
COMMERCE CITY, CO 80022

5529100018
FOUNTAIN MUTUAL IRRIGATION CO
PO BOX 75292
COLORADO SPRINGS, CO 80970