



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 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

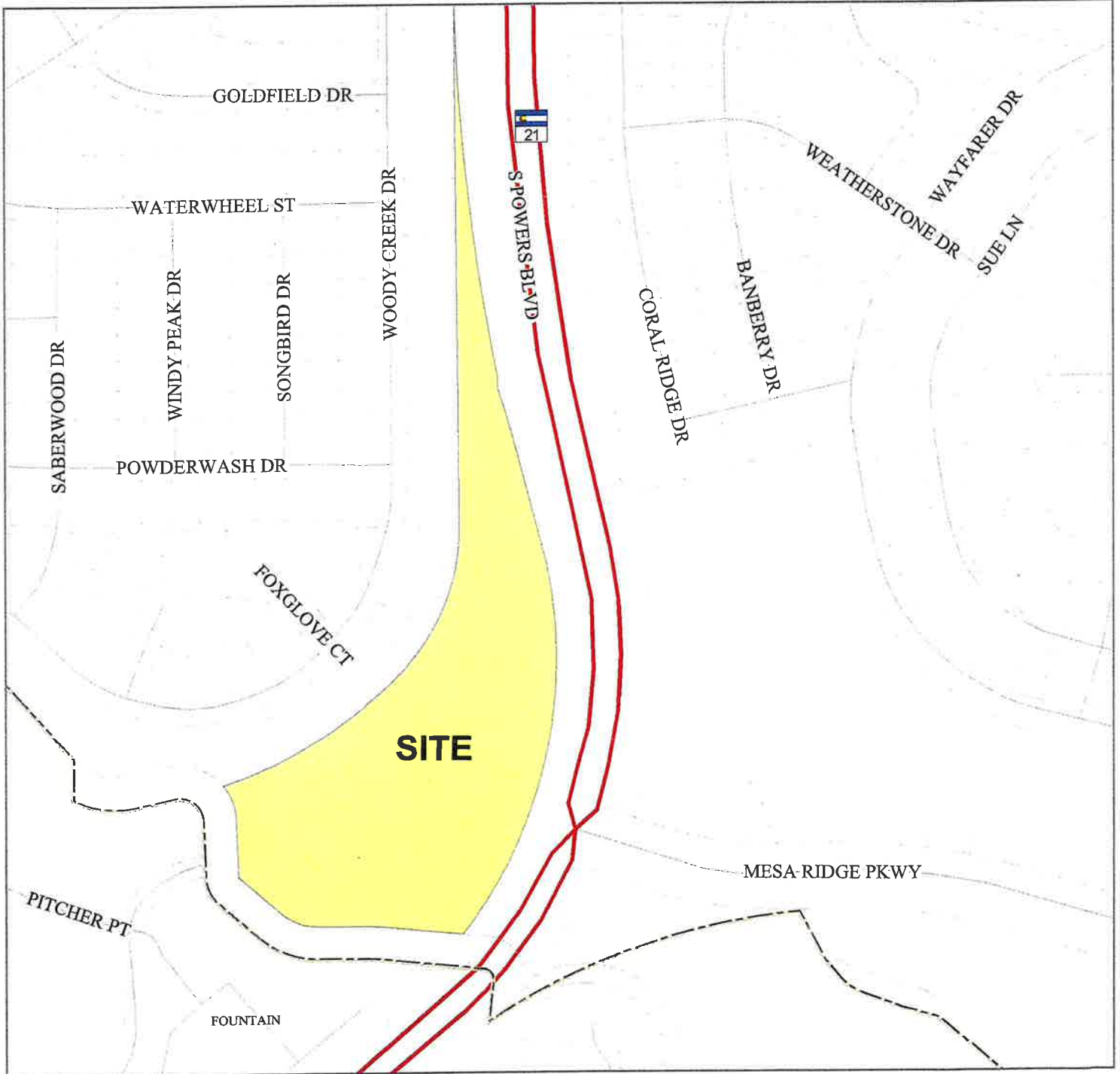
| PARCEL | NAME |
|------------|--------------|
| 5529100006 | CSJ NO 1 LLC |

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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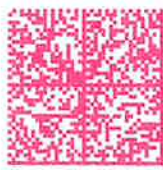


EL PASO COUNTY

Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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

FIRST-CLASS



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