

NOTICE OF PUBLIC HEARING(S)

*Copied/mailed  
4/28/22 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, June 7, 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](mailto: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.

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  
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5520416028  
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 7225 WOODY CREEK DR  
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5520416029  
 HARSCH GREGORY L  
 7235 WOODY CREEK DR  
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5520416030  
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 7245 WOODY CREEK DR  
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5521301052  
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 7254 CORAL RIDGE DR  
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5520416031  
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 7255 WOODY CREEK DR  
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 7260 CORAL RIDGE DR  
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5520416032  
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 7266 CORAL RIDGE DR  
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 COLLINS ARIEL R  
 7272 CORAL RIDGE DR  
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 7275 WOODY CREEK DR  
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5521301057  
 AGUIRRE-FERNANDEZ MICHELL  
 7284 CORAL RIDGE DR  
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5520416034  
 CRUTCHFIELD DAVID L  
 7285 WOODY CREEK DR  
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5520416035  
 L3E LIVING TRUST  
 7295 WOODY CREEK DR  
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 7296 CORAL RIDGE DR  
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5521301060  
 MEYER DANIEL J  
 7302 CORAL RIDGE DR  
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 HOFFMEYER ANTHONY ALLAN JR  
 7308 CORAL RIDGE DR  
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 HARVELL KEVIN A  
 7314 CORAL RIDGE DR  
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5521301063  
 GUERRERO THOMAS  
 7320 CORAL RIDGE DR  
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 7325 WOODY CREEK DR  
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5521301065  
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 7356 CORAL RIDGE DR  
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5521301071  
 BOXLEY DAVID W  
 7368 CORAL RIDGE DR  
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 7380 CORAL RIDGE DR  
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 7445 WOODY CREEK DR  
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 BLAKE BRIAN E  
 7495 WOODY CREEK DR  
 COLORADO SPRINGS, CO 80911

5528210008  
 RENFRO NATHANAEL JAMES  
 7710 WHIPPLE PL  
 FOUNTAIN, CO 80817

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

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

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

5521301070  
 MITCHELL HENRY D  
 7362 CORAL RIDGE DR  
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5521301072  
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 7374 CORAL RIDGE DR  
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 7395 WOODY CREEK DR  
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5529105006  
 MARTINEZ JUAN HERNANDEZ  
 7455 WOODY CREEK DR  
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5529105011  
 BROWN JASON  
 7505 WOODY CREEK DR  
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5528210007  
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 7722 WHIPPLE PL  
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5520416040  
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 7365 WOODY CREEK DR  
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5520416042  
 CRESPO MARK  
 7375 WOODY CREEK DR  
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5529105001  
 BLASZKOWIAK THOMAS E  
 7405 WOODY CREEK DR  
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5529105004  
 ALLEN LOUISE L  
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5529105008  
 GIERLING DAVID L JR  
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5529105012  
 LOCONTE JUSTIN  
 7515 WOODY CREEK DR  
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 7723 WHIPPLE PL  
 FOUNTAIN, CO 80817

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



5160

5528210016

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

Easy Peel Address Labels  
Bend along line to expose Pop-up Edge

5529105013

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

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