

NOTICE OF PUBLIC HEARING(S)

*Copied/mailed
6/1/22 KX*

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, June 16, 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 21, 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-21-010

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
GRANDVIEW RESERVE**

A request by 4-Site Investments, LLC, for approval of a map amendment of 767 acres from RR-2.5 (Residential Rural) to PUD (Planned Unit Development) and approval of a preliminary plan for 565 single-family residential lots, 2 commercial lots, right-of-way, and open space. The property is located at the southeast corner of the Eastonville Road and Rex Road intersection and are within Sections 21, 22, 27 and 28, Township 12 South, Range 64 West of the 6th P.M. (Parcel Nos. 42000-00-396 and 42000-00-328) (Commissioner District No. 2)

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@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 visit <https://epcdevplanreview.com/Public/ProjectDetails/168989> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

PARCEL	NAME
4200000396	4 SITE INVESTMENTS LLC
4200000328	4 SITE INVESTMENTS LLC

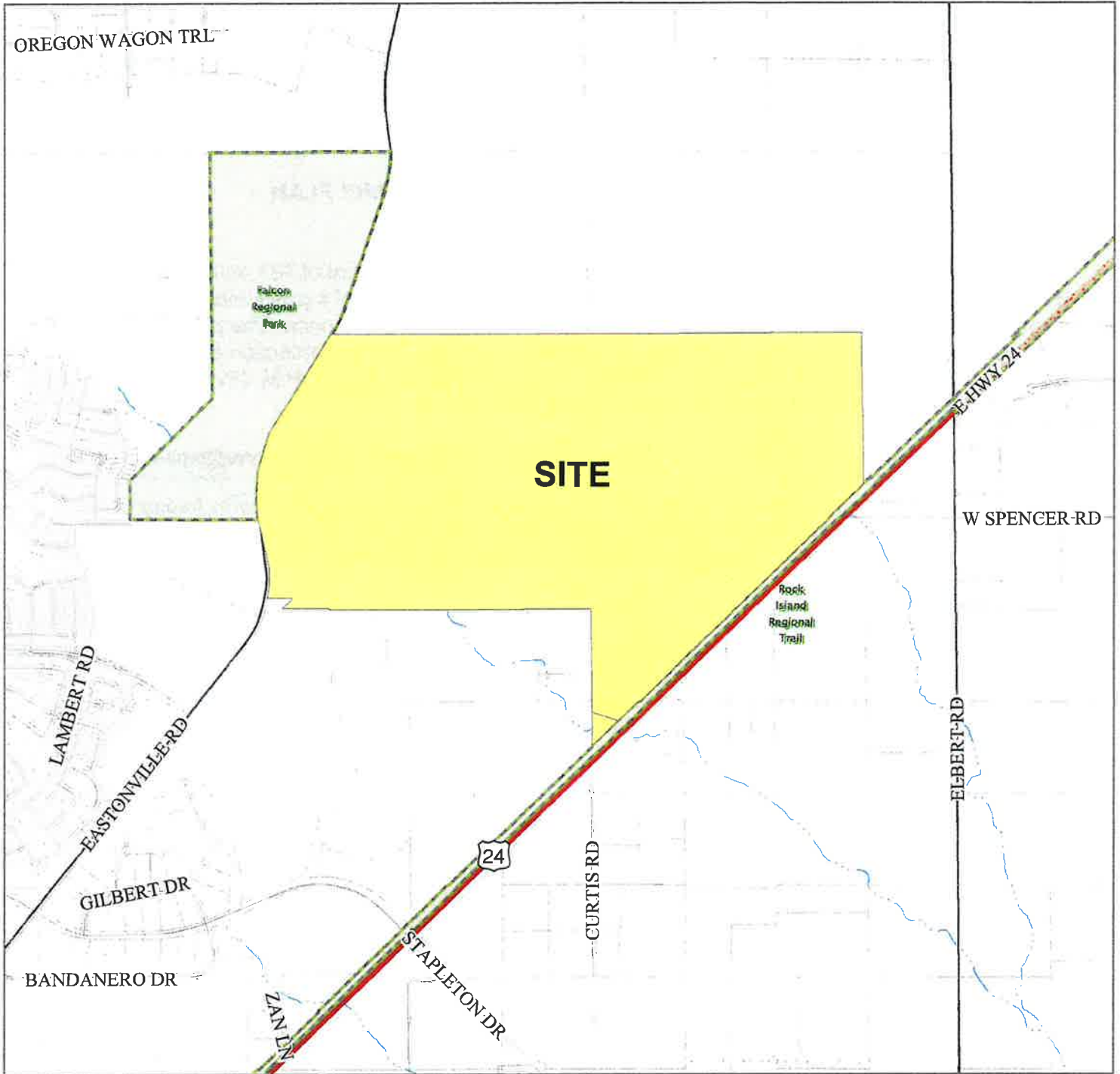
File Name: PUDSP-21-010

Zone Map No.: --

ADDRESS	CITY	STATE
1271 KELLY JOHNSON BLVD #100	COLORADO SPRINGS	CO
1271 KELLY JOHNSON BLVD STE 100	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80920	3951
80920	

Date: May 17, 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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4200000400
BOARD OF COUNTY COMMISSIONERS
OF
200 S CASCADE AVE STE 150
COLORADO SPRINGS, CO 80903

4200000321
JMJK HOLDINGS LLC
3855 AMBROSIA ST STE 304
CASTLE ROCK, CO 80109

4227000004
LARSEN RUTH J FAMILY TRUST
2575 FAIRWAY DR
COLORADO SPRINGS, CO 80909

4200000416
LEE W TRACY
24089 STRICKLER RD
COLORADO SPRINGS, CO 80906

4222001003
MARTIN EDWARD D
15615 E US HIGHWAY 24
PEYTON, CO 80831

4200000451
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036
SAN DIEGO, CA 92138

4227000009
NEVELN KRISTEN N
15015 E US HIGHWAY 24
PEYTON, CO 80831

4227000010
NOURIE-TENINTY H ROBIN
9591 CURTIS RD
PEYTON, CO 80831

4200000397
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906

4227000016
REID SCOTT D
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524

4227000020
VANDE BRAKE TODD
15075 E US HIGHWAY 24
PEYTON, CO 80831

4200000148
VORHES GARY
14550 E US HWY 24
PEYTON, CO 80831

4227000008
WILLIAMS DELORES A
15035 E US HIGHWAY 24
PEYTON, CO 80831

4200000396
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD #100
COLORADO SPRINGS, CO 80920

4200000349
4 WAY RANCH JOINT VENTURE LLC
PO BOX 50223
COLORADO SPRINGS, CO 80949

4200000335
FALCON SCHOOL DISTRICT NO 49
10850 E WOODMEN RD
PEYTON, CO 80831

PUDSP21-010