

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, December 16, 2021 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, December 21, 2021 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.**

PUD-18-002 and VR-18-002

RUIZ

MAP AMENDMENT(REZONE)
VACATION AND REPLAT
DANCING WOLF

A request by David McElhoues, Alyce McElhoes, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend the maximum density and to amend the permitted uses within the commercial area of the PUD and for approval of a vacation and replat of five (5) platted lots and right-of-way to create seven (7) single-family residential lots. The 25.15-acre property is located at the northeast corner of the Highway 83 and Hodgen Road intersection and is within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos.61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, and 61220-03-036) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: Nina Ruiz (NinaRuiz@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 Elena Krebs 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 Ms. Krebs 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/101501> and <https://epcdevplanreview.com/Public/ProjectDetails/102995> to view the Staff Reports and all other documents related to these hearing items.

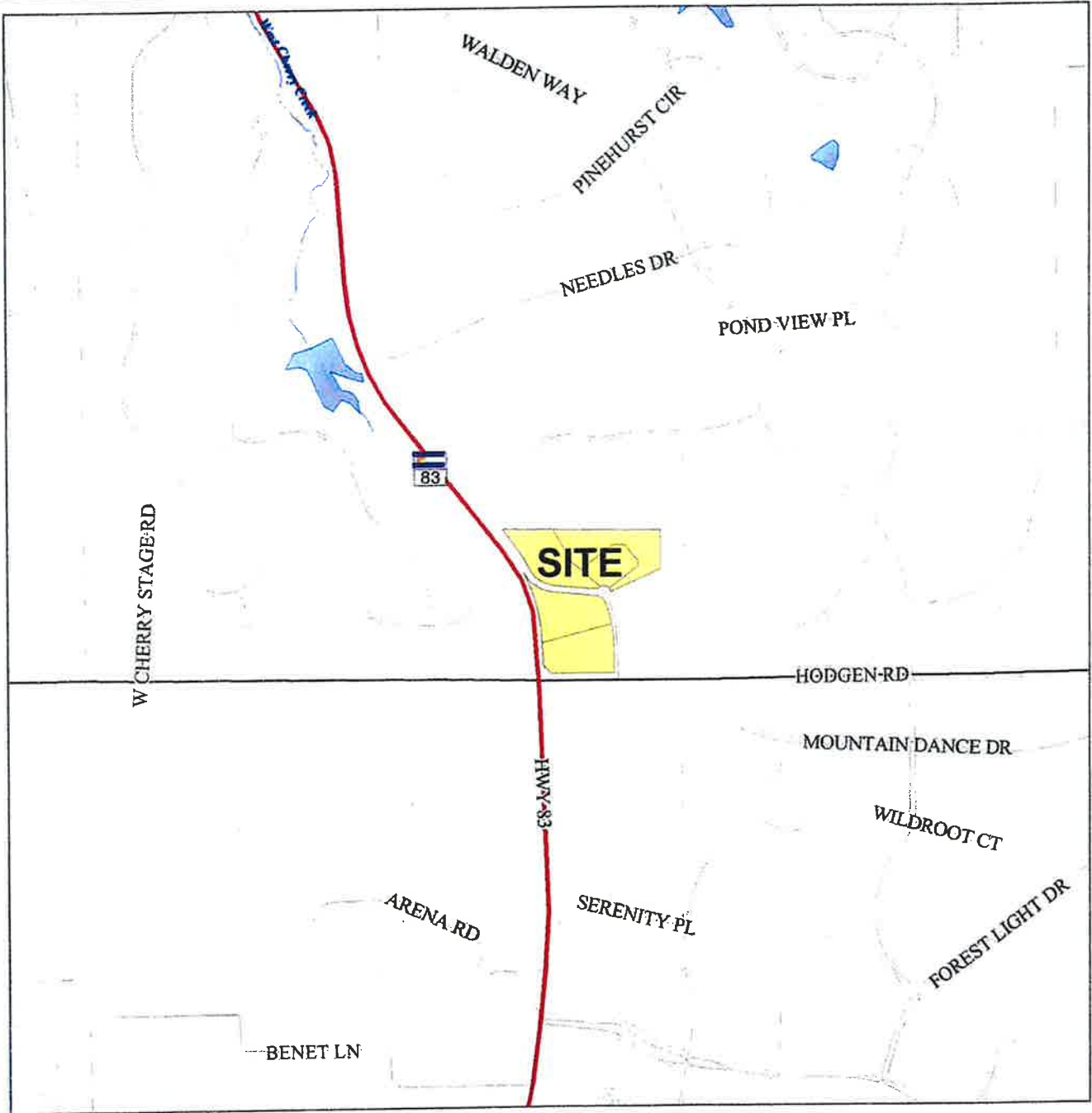
El Paso County Parcel Information

File Name: PUD-18-002

Zone Map No. --

Date: February 26, 2021

PARCEL	NAME
6122004001	MCELHOES DAVID B
6122004002	MCELHOES DAVID
6122003020	TELO ROBERTO JR
6122003036	MCELHOES DAVID B
6122003035	FUSON JOSHUA



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6500



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

ASO  COUNTY

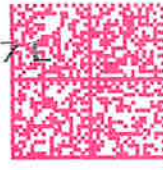
Community Development Department
International Circle, Suite 110
Colorado Springs, CO 80910

UTP

6122003060
JEFFRIES KEN
631 CENTRE AVE
LINDENHURST, NY 11757

DENVER CO 802
3 DEC 2021 PM 7:11

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 80910 \$ 000.53⁰
02 7H
0001332609 DEC 02 2021

NIXIE 100 DE 1 0012/11/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 80910610799 *1820-04724-04-f
|||

UTF
i 1820-04724-04-f

