

NOTICE OF PUBLIC HEARING(S)

COPY
-mailed 7/2/20

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 July 23, 2020 Planning Commission beginning at 1:00 p.m. and the August 25, 2020 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

PUDSP-19-011

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
URBAN COLLECTION AT PALMER RIDGE**

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.84 acres of the overall 21.3 acre development area from a conceptual PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) and CS (Commercial Service) to a site-specific PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) to allow for the development of 100 single-family attached residential lots. The applicant is also requesting approval of a 21.3 acre preliminary plan, which includes 100 single-family attached residential lots and two future development tracts. The parcels included in this request are located south of the Constitution Avenue and Hannah Ridge Drive intersection and are within Section 5, Township 14 south, Range 65 West of the 6th P.M. (Parcel Nos. 54051-00-041, 54051-00-042, 54051-00-043, 54051-00-044, 54050-00-035, 54050-00-051) (Commissioner District No. 2)

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. Here are the ways you can participate in quasi-judicial land-use items coming up before the Planning Commission and the Board of County Commissioners:

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://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/ElPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook 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

Due to COVID-19, we are recommending that you participate in the hearing 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 Tracey Garcia at TraceyGarcia@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 Ms. Garcia no later than one day prior to each of the above listed hearings.**

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 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.

Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)

- In-person attendance at Planning Commission and Board of County Commissioner hearings is permitted under the Governor's order, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- You must be separated by at least two chairs and one row of seating in the auditorium.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

El Paso County Parcel Information

File Name: PUDSP-19-011

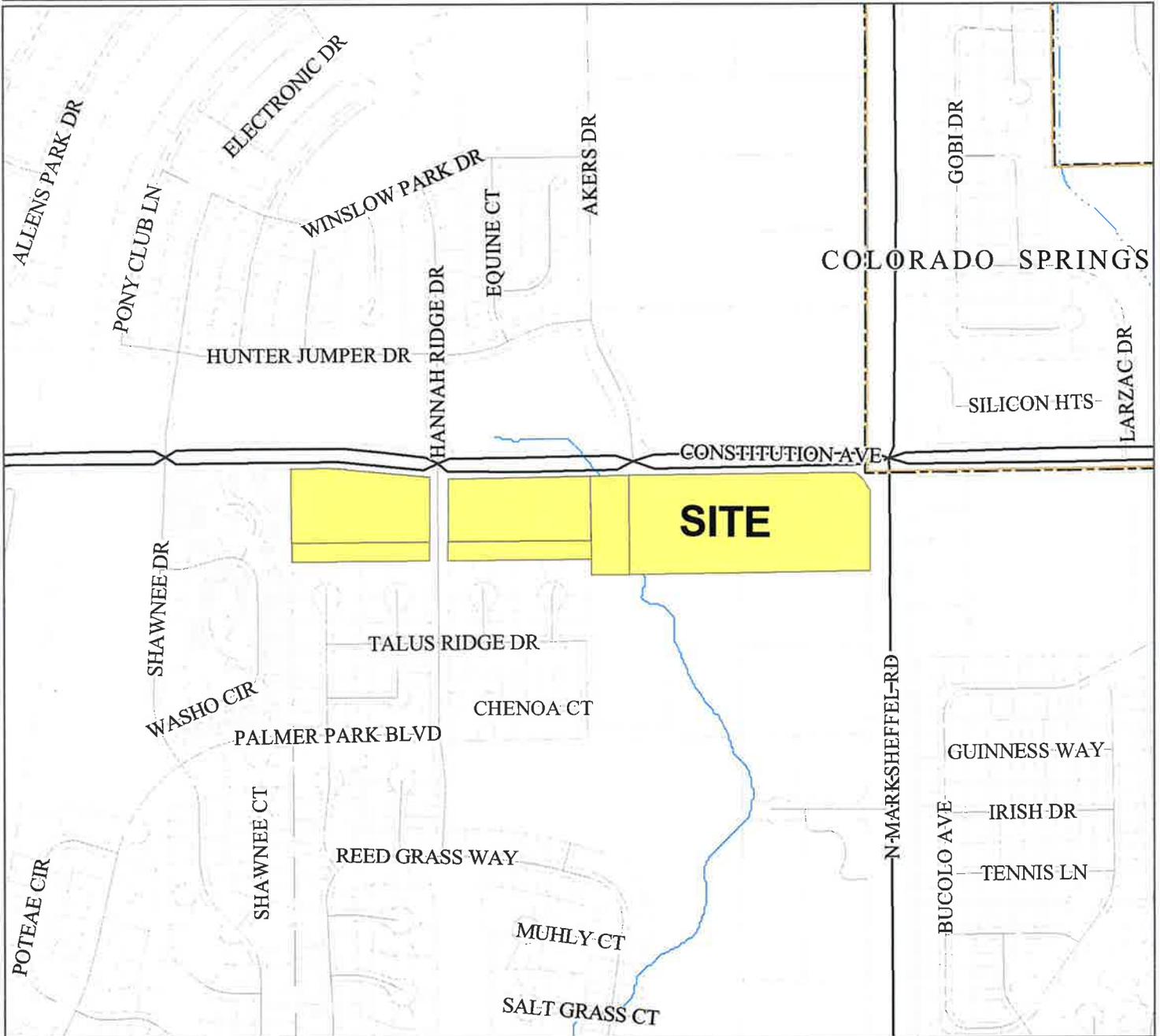
Zone Map No. --

Date: July 1, 2020

PARCEL	NAME
5405000051	FEATHERGRASS INVESTMENTS LLC
5405000035	FEATHERGRASS INVESTMENTS LLC
5405100041	FEATHERGRASS INVESTMENTS LLC
5405100042	FEATHERGRASS INVESTMENTS LLC
5405100043	FEATHERGRASS INVESTMENTS LLC
5405100044	FEATHERGRASS INVESTMENTS LLC

ADDRESS	CITY	STATE
4715 N CHESTNUT ST	COLORADO SPRINGS	CO
4715 N CHESTNUT ST	COLORADO SPRINGS	CO
4715 N CHESTNUT ST	COLORADO SPRINGS	CO
4715 N CHESTNUT ST	COLORADO SPRINGS	CO
4715 N CHESTNUT ST	COLORADO SPRINGS	CO
4715 N CHESTNUT ST	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80907	3531
80907	3531
80907	3531
80907	3531
80907	3531
80907	3531



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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5405101013
AMSDILL STEVEN LEE
2472 GREAT SKY RD
COLORADO SPRINGS, CO 80915

5405101027
BROWN RICHARD WAYNE
2451 MAJESTIC PLAINS CT
COLORADO SPRINGS, CO 80915

5405104007
CAMACHO NOEL SANTACRUZ
2470 SNOW CAP CT
COLORADO SPRINGS, CO 80915

5405201105
CHEROKEE PARK HOMEOWNERS ASSOC
6015 LEHMAN DR STE 205
COLORADO SPRINGS, CO 80918

5405104016
CUMBIE SAMUEL T
2469 FRUITED PLAINS CT
COLORADO SPRINGS, CO 80915

5405101026
DEFRANCO NICHOLAS A
2467 MAJESTIC PLAINS CT
COLORADO SPRINGS, CO 80915

5332403008
ELITE PROPERTIES OF AMERICA INC
6385 CORPORATE DR
COLORADO SPRINGS, CO 80919

5404210065
ENT CREDIT UNION
7520 CAMPUS DR
COLORADO SPRINGS, CO 80920

5404210069
EVERGREEN-CONSTITUTION &
2390 E CAMELBACK RD STE 410
PHOENIX, AZ 85016

5332404001
FEATHERGRASS INVESTMENTS LLC
4715 N CHESTNUT ST
COLORADO SPRINGS, CO 80907

5405104005
FRAZIER SU H
7319 BUFFALO PRAIRIE CT
COLORADO SPRINGS, CO 80915

5404210070
G&H HOLDINGS
PO BOX 579
DANA POINT, CA 92629

5405104019
JARZOMBEK VENUS GINES
2452 FRUITED PLAINS CT
COLORADO SPRINGS, CO 80915

5405101025
JIMENEZ JOHN M
2483 MAJESTIC PLAINS CT
COLORADO SPRINGS, CO 80915

5405104017
KURTZ KEVIN M
2485 FRUITED PLAINS CT
COLORADO SPRINGS, CO 80915

5405104006
MUNOZ GABRIELA
2486 SNOW CAP CT
COLORADO SPRINGS, CO 80915

5404210067
QQ COLORADO LLC
492 W 1200 N
SPRINGVILLE, UT 84663

5405104004
ROSA JOSE AUGUSTIN RODRIGUEZ
2455 SNOW CAP CT
COLORADO SPRINGS, CO 80915

5333304081
SAND HILL DEVELOPMENT LLC
4643 S ULSTER ST STE 240
DENVER, CO 80237

5405101014
TORRES CAROL
2486 GREAT SKY RD
COLORADO SPRINGS, CO 80915

5405104018
VETETO LARRY
2468 FRUITED PLAINS CT
COLORADO SPRINGS, CO 80915

5405101015
WALTERS SCOTT P
2473 GREAT SKY RD
COLORADO SPRINGS, CO 80915

5405000053
WASTE CONNECTIONS OF COLORADO
INC
1235 NORTH LOOP WEST SUITE 205
HOUSTON, TX 77008

5405101024
WILLHOIT JANE S
3630 W WADE LN
COLORADO SPRINGS, CO 80917