

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

DENVER CO 802

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FIRST CLASS



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5407203011  
 7250 FRASER LLC  
 510 E 51ST AVE, STE 203  
 DENVER, CO 80216

*VAC*

**NOTICE OF PUBLIC HEARING**

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 RETURN TO SENDER  
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 UNABLE TO FORWARD  
 BC: 80910314855 \*1066-85155-04-37

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**EL PASO COUNTY**

**PARCEL INFORMATION**

**FILE NO.:** U251

**PARCEL:** 5407202012

**OWNER NAME:** Farmers State Bank of Calhan

**ADDRESS:** 1015 Valley Street

**SITE**

Galley Rd

Valley St

Paonia St

Ford St

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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**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**

**PLANNING AND COMMUNITY DEVELOPMENT**

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## **NOTICE OF PUBLIC HEARING**

This notice provides options to observe and participate in the Planning Commission public hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, October 16<sup>th</sup>, 2025, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. You may attend the public hearing in-person or remotely following the procedures below.

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**FILE NUMBER: U251**

**DEAN**

### **APPROVAL OF LOCATION**

#### **1015 VALLEY STREET**

A request by YOW Architects on behalf of the Cimarron Hills Fire Protection District for Approval of Location to allow the conversion of an existing service garage to a fire station. The property is located on Galley Road, approximately 1/2 mile east of the intersection of North Powers Boulevard and Galley Road. (Parcel No. 5407202012) (Commissioner District No. 4)

**Planner: LaceyDean2@elpasoco.com**

**Type of Hearing: Quasi-Judicial**

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To submit written comments or provide any supporting documents related to this project, email the project planner at **LaceyDean2@elpasoco.com**. Comments or documents submitted more than 24 hours before the hearing will be included in the handout provided to Commission Members; those received within 24 hours will be uploaded to EDARP but may not be available during the hearing.

### **Watch or Participate in the Hearing Remotely**

Hearings are open to the public and can be streamed live at **<https://cloud.castus.tv/vod/elpasoco/video>** at the scheduled time. If you wish to speak during a Planning Commission hearing, please email **PCDhearings@elpasoco.com** with your name, phone number, the project's file number/name, and whether you plan to participate remotely or in-person. Public comments during the hearing are generally limited to three (3) minutes.

Please visit: <https://epcdevplanreview.com/Public/ProjectDetails/208715> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 10/01/2025.