

NOTICE OF PUBLIC HEARING(S)

copy mailed 11/16/20

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 items are scheduled for the Thursday, December 3, 2020 Planning Commission beginning at 1:00 p.m. and the Tuesday, December 22, 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.**

VA-19-008

RUIZ

VARIANCE OF USE
MOUNTAIN SPLENDOR, 2020 APPLICATION

A request by Daniel Combs for approval of a variance of use for a contractor equipment yard. The variance of use was previously approved on February 27, 2018 and then revoked on September 10, 2019 due to noncompliance. The five (5) acre property is zoned A-5 (Agricultural) and is located on the west side of Main Lane, approximately 0.3 miles south of Woodmen Road and within Section 8, Township 13, Range 65 West of the 6th P.M. (Parcel No. 53080-00-048) (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 Board of County Commissioners:

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioner 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 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, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

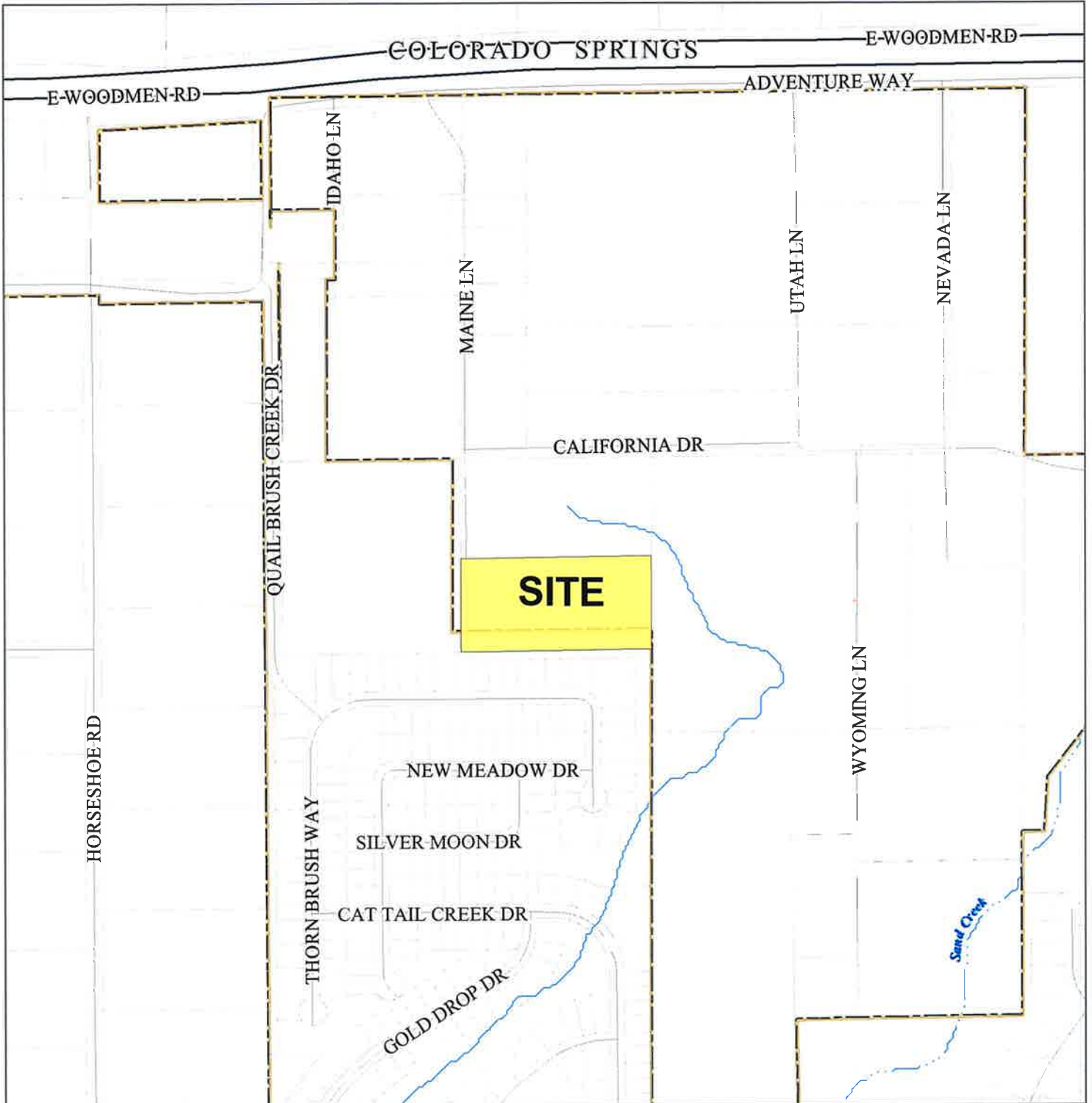
El Paso County Parcel Information

File Name: VA-19-008

PARCEL	NAME
5308000048	COMBS DANIEL

Zone Map No. --

Date: November 12, 2020



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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5308000047
WELLS & WEST PROPERTIES
PO BOX 129
MURPHY, NC 28906

5308000048
COMBS DANIEL
7205 MAINE LN
COLORADO SPRINGS, CO 80923

5308000136
GINGERICH PHYLLIS J LIVING TRUST
7209 QUAIL BRUSH CREEK DR
COLORADO SPRINGS, CO 80923

5308000028
CIBOROWSKI PHILIP B REV TRUST
7385 CALIFORNIA DR
COLORADO SPRINGS, CO 80923