

NOTICE OF PUBLIC HEARING(S)

*mailed/copied  
10/18/21*

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 Tuesday, November 2, 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, November 9, 2021 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.**

SP-20-010

PARSONS

**PRELIMINARY PLAN  
BENT GRASS EAST COMMERCIAL FILING NO. 3**

A request by Land First Inc., for approval of a preliminary plan to create six (6) commercial lots. The 5.05-acre parcel is zoned CS (Commercial Service) and is located at the southwest corner of the Meridian Park Drive and Bent Grass Meadows Drive intersection, approximately 350 feet west of Meridian Road, and is within Section 1, Township, 13 South, Range 65 West of the 6th P.M. (Parcel No. 53011-01-060) (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 Elena Krebs at [PCDhearings@elpasoco.com](mailto: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/164052> to view the Staff Report and all other documents related to this hearing item.

# El Paso County Parcel Information

PA	NAME
530	LAND FIRST I

File Name: SP-20-010

Zone Map No. --

Date: October 15, 2021



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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5301101062  
BENT GRASS METRO DISTRICT  
660 SOUTHPOINTE CT STE 210  
COLORADO SPRINGS, CO 80906

5301101059  
BENT GRASS METRO DISTRICT  
614 N TEJON ST  
COLORADO SPRINGS, CO 80903

5301101061  
CLARK AMY  
8036 MERIDIAN PARK DR  
PEYTON, CO 80831

5301101025  
COLVIN JODY  
11733 SEDGE CT  
PEYTON, CO 80831

5301101023  
EXLINE TERRY  
11745 SEDGE CT  
PEYTON, CO 80831

5301101020  
FERRIS COURTNEY JO  
11763 SEDGE CT  
PEYTON, CO 80831

5301001003  
GARCIA EDUARDO T  
11630 OWL PL  
PEYTON, CO 80831

5301101024  
GLEESON MATTHEW R  
11739 SEDGE CT  
PEYTON, CO 80831

5301101019  
GROSS JAMES  
11769 SEDGE CT  
PEYTON, CO 80831

5301101017  
GUDGEON DAVID  
11781 SEDGE CT  
PEYTON, CO 80831

5301000026  
INTERNATIONAL DEVELOPMENT  
COMPANY  
119 N WAHSATCH AVE  
COLORADO SPRINGS, CO 80903

5301101021  
JIMENEZ-DIAZ ANDRES A  
11757 SEDGE CT  
PEYTON, CO 80831

5301101060  
LAND FIRST INC  
1378 PROMONTORY BLUFF VW  
COLORADO SPRINGS, CO 80921

5301104002  
REILLY RAYMOND L JR  
119 N WAHSATCH AVE  
COLORADO SPRINGS, CO 80903

5301101022  
SKINNER JENNA  
11751 SEDGE CT  
PEYTON, CO 80831

5301101018  
WAWRZYNIAK KEITH P  
15620 EASTONVILLE RD  
ELBERT, CO 80106

5301000011  
WILMORE JUNCTION LLC  
7850 N MERIDIAN RD  
PEYTON, CO 80831

5301104001  
MDC COAST 6 LLC  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130

5301104003  
8011 PROPERTIES LLC  
8011 MERIDIAN PARK DR  
PEYTON, CO 80831